LOT 72
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

POSTON ANITA C
290 UBIQUITY WAY
YULEE, FL 32097

2026

50-3N-27-1004-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

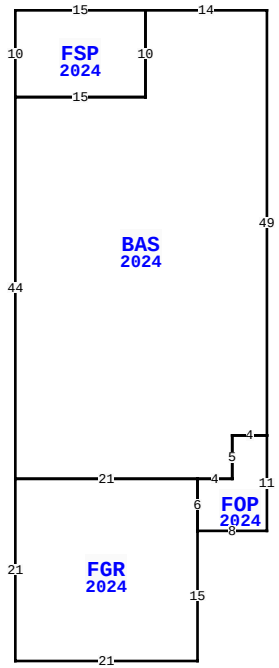
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	2024	1,396	275,317
FGR	441	55	2024	243	47,924
FOP	68	30	2024	20	3,944
FSP	150	40	2024	60	11,834
TOTALS	2,055			1,719	339,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,719	142.6000	198.21	340,723	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 1396 HX Base Yr 2025



290 UBIQUITY WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,019
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		424,019
SOH/AGL Deduction		0
ASSESSED VALUE		424,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		372,608
TOTAL JUST VALUE		424,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003947	CO ISSUED	0	03/24/2023
22011786	NEW CONSTR	231,523	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1342	3/29/2023	SW	Q	I	01	450,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: POSTON ANITA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,0] W14 S10 W15 S44 E21 E4 N5 E4 N49 $
FSP=[YR=2024;ORIG=96,0] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=110,49] W4 S5 W4 S6 E8 N11 $
FGR=[YR=2024;ORIG=102,54] W21 S21 E21 N15 N6 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS