LOT 73
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MADDOX JOHN R JR 2016 AMENDED & RESTATED REV TRUST
282 UBIQUITY WAY
YULEE, FL 32097

**2026**

**50-3N-27-1004-0073-0000**

## 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 | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |

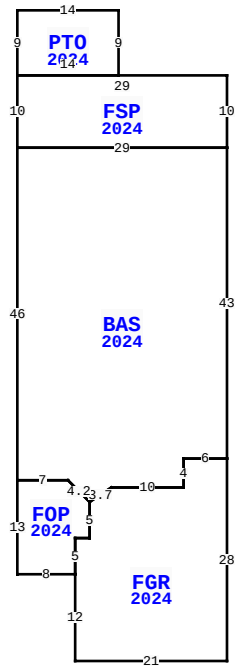
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,337 | 100 | 2024 | 1,337 | 239,018 |
| FGR | 511 | 55 | 2024 | 281 | 50,235 |
| FOP | 116 | 30 | 2024 | 35 | 6,257 |
| FSP | 290 | 40 | 2024 | 116 | 20,738 |
| PTO | 126 | 5 | 2024 | 6 | 1,073 |
| TOTALS | 2,380 | | | 1,775 | 317,319 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,775 | 129.2600 | 179.67 | 318,914 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM 0% - 2024 Heated Area: 1337 HX Base Yr




282 UBIQUITY WAY, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 317,319 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 402,319 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 402,319 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 402,319 |
| TOTAL JUST VALUE | 402,319 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 393,820 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230006854 | CO ISSUED | | 05/25/2023 |
| 22013094 | NEW CONSTR | 248,125 | 08/25/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2645/459 | 5/26/2023 | SW | Q | I | 01 | 479,100 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MADDOX JOHN R JR 20

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=119,7] W29 S46 E7 D3R3 U2R3 E10 N4 E6 N43 $
FGR=[YR=2024;ORIG=119,50] W6 S4 W10 D2L3 S5 W2 S5 S12 E21 N28 $
FSP=[YR=2024;ORIG=119,-3] W29 S10 E29 N10 $
FOP=[YR=2024;ORIG=90,53] E7 D3R3 S5 W2 S5 W8 N13 $
PTO=[YR=2024;ORIG=104,-12] W14 S9 E14 N9 $
.

## 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 | 0 | | 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