LOT 87
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

KELLEY NICOLE REV TRUST/KELLEY NICOLE ILENE TRUSTE
639 JUBILEE CIR
YULEE, FL 32097

2026

50-3N-27-1004-0087-0000

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	13	LVT/LAMNT 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

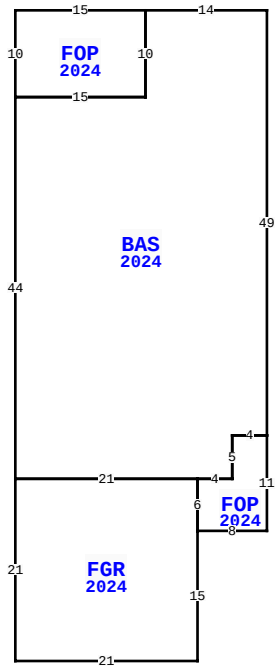
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	2024	1,396	250,898
FGR	441	55	2024	243	43,674
FOP	68	30	2024	20	3,595
FOP	150	30	2024	45	8,087
TOTALS	2,055			1,704	306,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	129.9500	180.63	307,794	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1396 HX Base Yr



639 JUBILEE CIR, 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		306,255
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		391,255
SOH/AGL Deduction		58,740
ASSESSED VALUE		332,515
TOTAL EXEMPTION VALUE	13	332,515
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		391,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002839	CO ISSUED	0	03/02/2023
22005883	NEW CONSTR	240,829	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/614	7/14/2023	SW	Q	I	01	394,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: KELLEY NICOLE REV T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,-10] W14 S10 W15 S44 E21 E4 N5 E4 N49 $
FOP=[YR=2024;ORIG=136,-10] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=150,39] W4 S5 W4 S6 E8 N11 $
FGR=[YR=2024;ORIG=142,44] 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