LOT 88
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

BENDIXEN JAMES JOSEPH
PO BOX 15598
FERNANDINA BEACH, FL 32035

2026

50-3N-27-1004-0088-0000

BUILDING CHARACTERISTICS

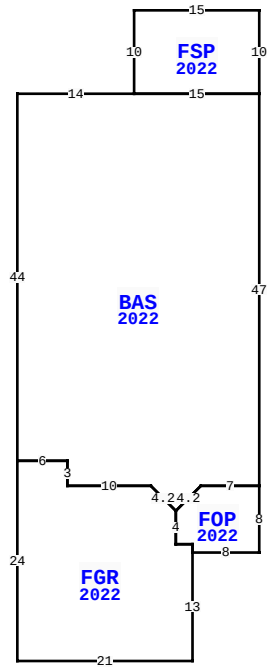
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,354	100	2022	1,354	219,514
FGR	441	55	2022	243	39,396
FOP	74	30	2022	22	3,567
FSP	150	40	2022	60	9,728
TOTALS	2,019			1,679	272,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,679	117.8100	163.76	274,953	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2023 Heated Area: 1354 HX Base Yr



647 JUBILEE CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,203
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	357,203
SOH/AGL Deduction	0
ASSESSED VALUE	357,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,203
TOTAL JUST VALUE	357,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018745	CO ISSUED	0	12/21/2022
22005885	NEW CONSTR	231,631	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2611/1388	12/30/2022	SW	Q	I	01	433,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: BENDIXEN JAMES JOSE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W15 S10 BAS=[YR=2022] W14 S44 FGR=[YR=2022] S24 E21 N13 FOP=[YR=2022] E8 N8 W7 D3 L3 S4 E2 S1$ N1 W2 N4 U3 L3 W10 N3 W6$ E6 S3 E10 D3 R3 U3 R3 E7 N47 W15$ E15 N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS