LOT 93
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

KISSMAN ROBERT/HAEUSGEN JACQUELINE
238 KISTMET PLAZA
YULEE, FL 32097

2026

50-3N-27-1004-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

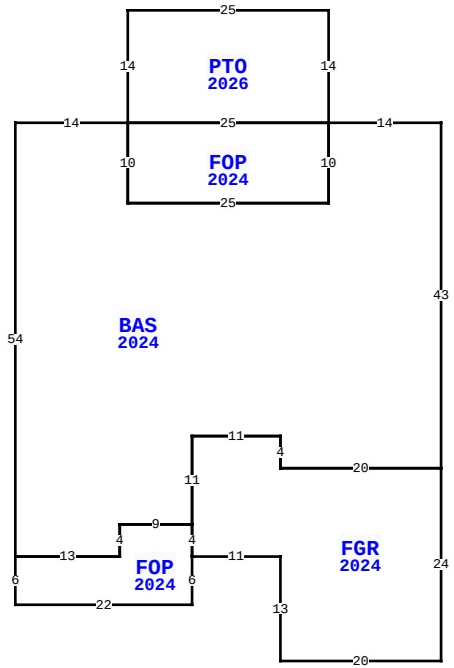
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,191	100	2024	2,191	369,343
FGR	645	55	2024	355	59,843
FOP	168	30	2024	50	8,429
FOP	250	30	2024	75	12,643
PTO	350	5	2026	18	3,035
TOTALS	3,604			2,689	453,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	121.8816	169.42	455,570	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 0% - 2024 Heated Area: 2191 HX Base Yr



238 KISMET PLAZA, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	453,292
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	148,750
TOTAL MARKET VALUE	608,342
SOH/AGL Deduction	859
ASSESSED VALUE	607,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,483
TOTAL JUST VALUE	608,342
NCON VALUE	6,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	546,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014045	22X16 SCREEN ENCL	11,800	12/19/2024
230009527	CO ISSUED		07/25/2023
23000061	NEW CONSTR	410,218	01/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1455	8/16/2023	SW	Q	I	01	665,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: KISSMAN ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W25 N10 W14 S54 E13 N4 E9 N11 E11 S4 E20 N43 $
FGR=[YR=2024;ORIG=140,43] W20 N4 W11 S11 S4 E11 S13 E20 N24 $
FOP=[YR=2024;ORIG=126,0] W25 S10 E25 N10 $
FOP=[YR=2024;ORIG=109,50] W9 S4 W13 S6 E22 N6 N4 $
PTO=[YR=2026;ORIG=101,0] E25 N14 W25 S14 $
.

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
2	0911	SCRN RM A	0	0	14	25	350.00	SF	18.00	18.00	100	2026	2025		100	6,300	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	1.75	85,000.00	148,750.00	148,750							

REVIEW DATE 09/23/2025 BY WW Total Acres: 0.00 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/09/2026 BY SYS