LOT 95
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ARNOLD HARRY SCOTT & KELENE A LONG L/E/
249 KISMET PLAZA
YULEE, FL 32097

**2026**

**50-3N-27-1004-0095-0000**

## 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 | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

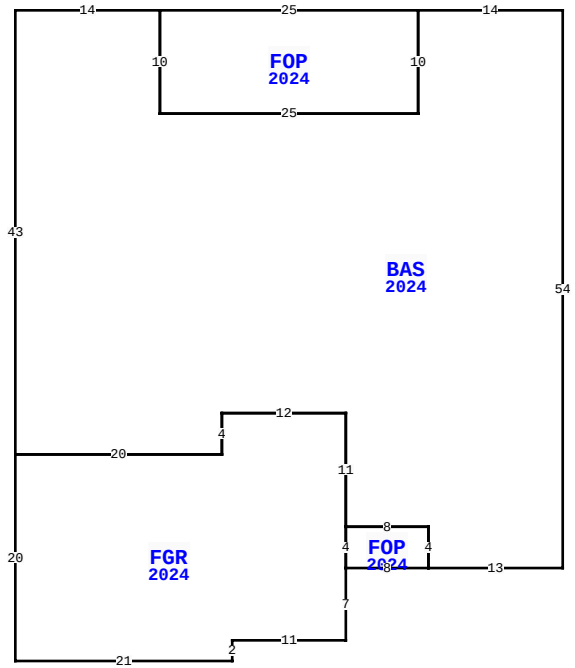
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,180 | 100 | 2024 | 2,180 | 367,489 |
| FGR | 666 | 55 | 2024 | 366 | 61,698 |
| FOP | 32 | 30 | 2024 | 10 | 1,686 |
| FOP | 250 | 30 | 2024 | 75 | 12,643 |
| TOTALS | 3,128 | | | 2,631 | 443,515 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,631 | 121.8816 | 169.42 | 445,744 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM 100% - 2025 Heated Area: 2180 HX Base Yr 2025




249 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 | | 443,515 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 148,750 |
| TOTAL MARKET VALUE | | 592,265 |
| SOH/AGL Deduction | | 250,809 |
| ASSESSED VALUE | | 341,456 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 290,045 |
| TOTAL JUST VALUE | | 592,265 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 544,245 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230007518 | CO ISSUED | | 06/12/2023 |
| 22014248 | NEW CONSTR | 357,483 | 09/19/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2733/1038 | 8/20/2024 | WD | U | I | 11 | 100 |
| GRANTOR: ARNOLD HARRY SCOTT & | | | | | | |
| GRANTEE: TRUSTEE OF ARNOLD L | | | | | | |
| 2650/907 | 6/21/2023 | SW | Q | I | 01 | 753,800 |
| GRANTOR: PULTE HOME COMPANY LL | | | | | | |
| GRANTEE: ARNOLD HARRY SCOTT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,-1] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2024;ORIG=116,-1] W25 S10 E25 N10 $
FGR=[YR=2024;ORIG=77,42] E20 N4 E12 S11 S4 S7 W11 S2 W21 N20 $
FOP=[YR=2024;ORIG=117,49] W8 S4 E8 N4 $
.

## 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 | 000135 | C | RES NATURAL | 100 | | 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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/09/2026 BY SYS