LOT 97
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

LETHERT CHRISTOPHER M & APRIL JANE
233 KISMET PLAZA
YULEE, FL 32097

2026

50-3N-27-1004-0097-0000

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

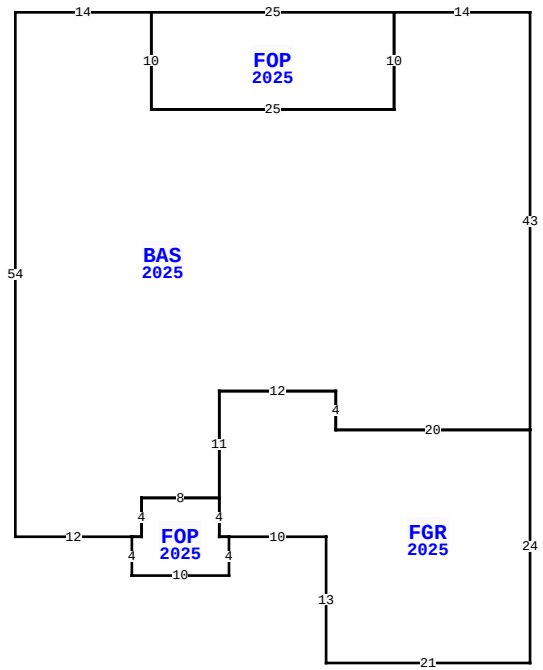
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2025	2,180	369,336
FGR	673	55	2025	370	62,685
FOP	72	30	2025	22	3,727
FOP	250	30	2025	75	12,707
TOTALS	3,175			2,647	448,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,647	121.8816	169.42	448,455	2024	2024	0	0	0	0.00	100.00

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



233 KISMET PLAZA, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 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		448,455
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		597,205
SOH/AGL Deduction		230,860
ASSESSED VALUE		366,345
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,934
TOTAL JUST VALUE		597,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002614	PRIVATE PROVIDER	419,876	03/06/2024
230003904	HTD2179 GAR668 P3	419,876	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/656	3/15/2024	SW	Q	I	02	653,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: LETHERT CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=53,0] W14 S10 W25 N10 W14 S54 E12 E1 N4 E8 N11 E12 S4 E20 N43 $
FOP=[YR=2025;ORIG=14,0] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=13,50] E8 S4 E1 S4 W10 N4 E1 N4 $
FGR=[YR=2025;ORIG=21,39] E12 S4 E20 S24 W21 N13 W10 W1 N4 N11 $
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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	000100	C	RES	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