LOT 99
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

DEVINE JAMES & ELAYNE DEMETREON LIVING TRUST/DEVIN
312 DEL WEBB PARKWAY
YULEE, FL 32097

2026

50-3N-27-1004-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

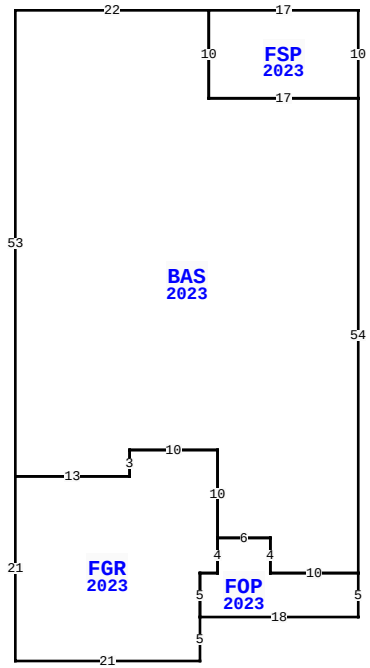
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,019	100	2023	2,019	343,020
FGR	493	55	2023	271	46,042
FOP	114	30	2023	34	5,777
FSP	170	40	2023	68	11,553
TOTALS	2,796			2,392	406,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,392	122.8430	170.75	408,434	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2019 HX Base Yr 2024



312 DEL WEBB PKWY, 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		406,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		491,392
SOH/AGL Deduction		17,476
ASSESSED VALUE		473,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,505
TOTAL JUST VALUE		491,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000564	CO ISSUED	0	01/13/2023
22007114	NEW CONSTR	335,771	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1082	1/18/2023	SW	Q	I	01	561,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DEVINE JAMES & ELAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W17 N10 W22 S53 E13 N3 E10 S10 E6 S4 E10 N54 $
FSP=[YR=2023;ORIG=83,0] E17 S10 W17 N10 $
FGR=[YR=2023;ORIG=61,53] E13 N3 E10 S10 S4 W2 S5 S5 W21 N21 $
FOP=[YR=2023;ORIG=84,60] E6 S4 E10 S5 W18 N5 E2 N4 $
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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	000135	C	RES NATURAL	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