LOT 103
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

BREY KAREN CLAY & KEVIN YORK
344 DEL WEBB PARKWAY
YULEE, FL 32097

2026

50-3N-27-1004-0103-0000

BUILDING CHARACTERISTICS

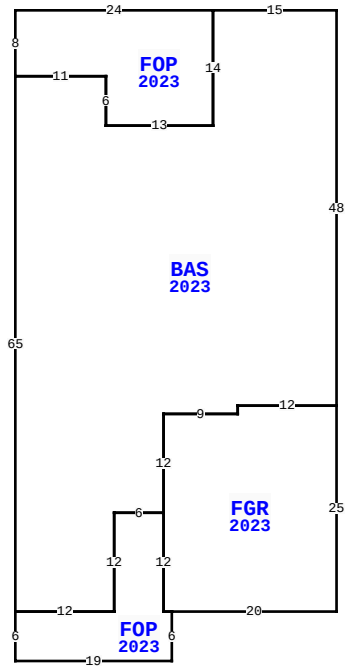
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,989	100	2023	1,989	344,752
FGR	516	55	2023	284	49,226
FOP	186	30	2023	56	9,706
FOP	270	30	2023	81	14,039
TOTALS	2,961			2,410	417,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	125.3224	174.20	419,822	2023	2023	0	0	0	0.50	99.50

2 SNGL FAM 100% - 2025 Heated Area: 1989 HX Base Yr 2025



344 DEL WEBB PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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		417,723
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		502,723
SOH/AGL Deduction		0
ASSESSED VALUE		502,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		451,312
TOTAL JUST VALUE		502,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002315	CO ISSUED	0	02/22/2023
22007108	NEW CONSTR	340,075	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1015	3/22/2023	SW	Q	I	01	654,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BREY KAREN CLAY & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,0] W15 S14 W13 N6 W11 S65 E12 N12 E6 N12 E9 N1 E12 N48 $
FGR=[YR=2023;ORIG=100,48] W12 S1 W9 S12 S12 E1 E20 N25 $
FOP=[YR=2023;ORIG=61,0] E24 S14 W13 N6 W11 N8 $
FOP=[YR=2023;ORIG=79,61] W6 S12 W12 S6 E19 N6 W1 N12 $
.

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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS