LOT 125
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

DUBAS CHARLES GERARD SR & JANE ANN
209 ETHEREAL SQUARE
YULEE, FL 32097

2026

50-3N-27-1004-0125-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

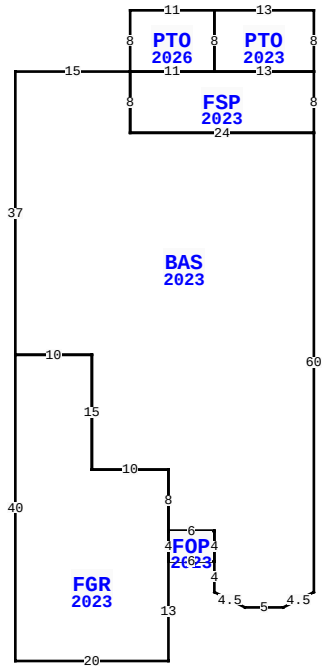
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2023	1,960	334,225
FGR	650	55	2023	358	61,047
FOP	24	30	2023	7	1,194
FSP	192	40	2023	77	13,130
PTO	104	5	2023	5	853
PTO	88	5	2026	4	683
TOTALS	3,018			2,411	411,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,411	123.2938	171.38	413,197	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1960 HX Base Yr 2024



209 ETHEREAL SQ, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,131
TOTAL MARKET OB/XF VALUE		3,456
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		499,587
SOH/AGL Deduction		295,788
ASSESSED VALUE		203,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,388
TOTAL JUST VALUE		499,587
NCON VALUE		4,138
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002770	PERGOLA - ANCILLA	12,048	03/18/2025
230004643	CO ISSUED		04/11/2023
22012218	NEW CONSTR	324,168	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/967	4/25/2023	SW	Q	I	01	557,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DUBAS CHARLES GERAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=240,16] W24 N8 W15 S37 E10 S15 E10 S8 E6 S4 S4 D2R4 E5 U2R4 N60 $
FGR=[YR=2023;ORIG=201,45] E10 S15 E10 S8 S4 S13 W20 N40 $
FSP=[YR=2023;ORIG=240,8] W13 W11 S8 E24 N8 $
PTO=[YR=2023;ORIG=227,0] E13 S8 W13 N8 $
FOP=[YR=2023;ORIG=221,68] E6 S4 W6 N4 $
PTO=[YR=2026;ORIG=216,0] E11 S8 W11 N8 $
.

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
4	0911	SCRN RM A	0	100	8	24	192.00	SF	18.00	18.00	100	2026	2025		100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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	000100	C	RES	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 07/07/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS