LOT 132
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

HAJDUK MIREK/HARDMAN BELINDA D
228 ETHEREAL SQUARE
YULEE, FL 32097

2026

50-3N-27-1004-0132-0000

BUILDING CHARACTERISTICS

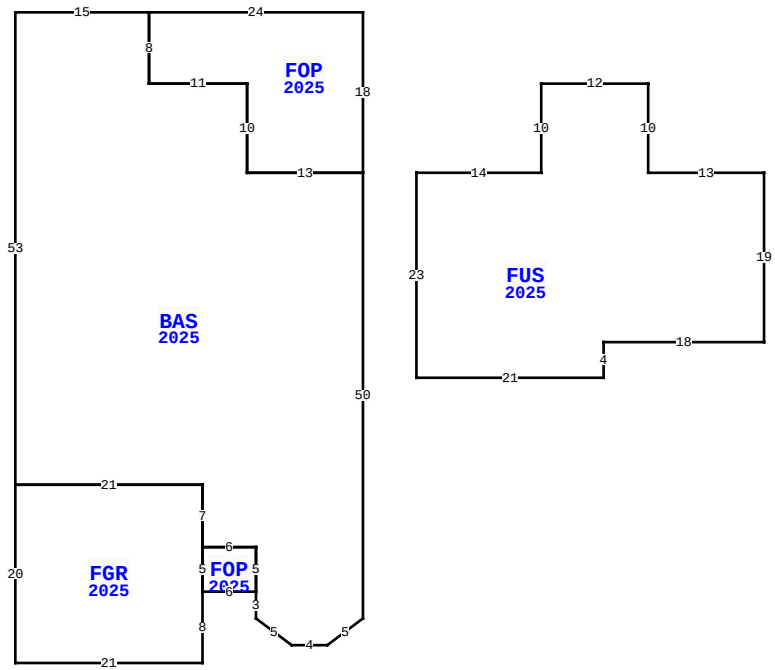
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,991	100	2025	1,991	320,332
FGR	420	55	2025	231	37,166
FOP	30	30	2025	9	1,448
FOP	322	30	2025	97	15,606
FUS	945	100	2025	945	152,041
TOTALS	3,708			3,273	526,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,273	115.7452	160.89	526,593	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2936 HX Base Yr 2025



228 ETHEREAL SQ, 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		526,593
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		637,093
SOH/AGL Deduction		30,137
ASSESSED VALUE		606,956
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		555,545
TOTAL JUST VALUE		637,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006425	PRIVATE PROVIDER	531,057	05/30/2024
230008236	NEW SFR	531,057	06/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1046	6/26/2024	SW	Q	I	02	665,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: HAJDUK MIREK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=38,18] W13 N10 W11 N8 W15 S53 E21 S7 E6 S5 S3 D3R4 E4 U3R4 N50 $
FUS=[YR=2025;ORIG=58,8] E12 S10 E13 S19 W18 S4 W21 N23 E14 N10 $
FGR=[YR=2025;ORIG=-1,53] E21 S7 S5 S8 W21 N20 $
FOP=[YR=2025;ORIG=14,0] E24 S18 W13 N10 W11 N8 $
FOP=[YR=2025;ORIG=20,60] E6 S5 W6 N5 $
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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	1.30	85,000.00	110,500.00	110,500							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/09/2026 BY SYS