LOT 184
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MCGLINCHEY LIVING TRUST/MCGLINCHEY STEVEN TRUSTEE
634 BEARING POINT LN
YULEE, FL 32097

2026

50-3N-27-1004-0184-0000

BUILDING CHARACTERISTICS

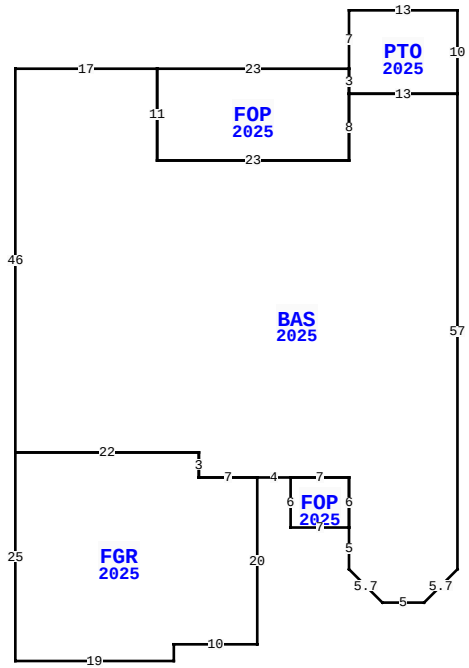
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,418	100	2025	2,418	401,122
FGR	684	55	2025	376	62,375
FOP	42	30	2025	13	2,157
FOP	253	30	2025	76	12,608
PTO	130	5	2025	6	995
TOTALS	3,527			2,889	479,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,889	119.3424	165.89	479,256	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2418 HX Base Yr 2025



634 BEARING POINT LN, 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		479,256
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		564,256
SOH/AGL Deduction		22,410
ASSESSED VALUE		541,846
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		490,435
TOTAL JUST VALUE		564,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007540	PRIVATE PROVIDER	455,524	06/25/2024
B240000988	PRIVATE PROVIDER	455,524	01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2827/1055	11/06/2025	WD	U	I	11	100
GRANTOR: MCGLINCHEY STEVEN & N						
GRANTEE: MCGLINCHEY LIVING T						
2728/1546	7/24/2024	SW	Q	I	01	658,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: MCGLINCHEY STEVEN &						

BUILDING NOTES

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

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=67,30] E22 S3 E7 S20 W10 S2 W19 N25 $
FOP=[YR=2025;ORIG=100,33] E7 S6 W7 N6 $
FOP=[YR=2025;ORIG=84,-16] E23 S3 S8 W23 N11 $
PTO=[YR=2025;ORIG=107,-23] E13 S10 W13 N3 N7 $
BAS=[YR=2025;ORIG=120,-13] W13 S8 W23 N11 W17 S46 E22 S3 E7 E4 E7 S6 S5 D4R4 E5 U4R4 N57 $
.

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	000134	C	RES POND	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