LOT 207
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

GENDE MARK V & TENA I
613 WITTY BANTER CT
YULEE, FL 32097

2026

50-3N-27-1004-0207-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

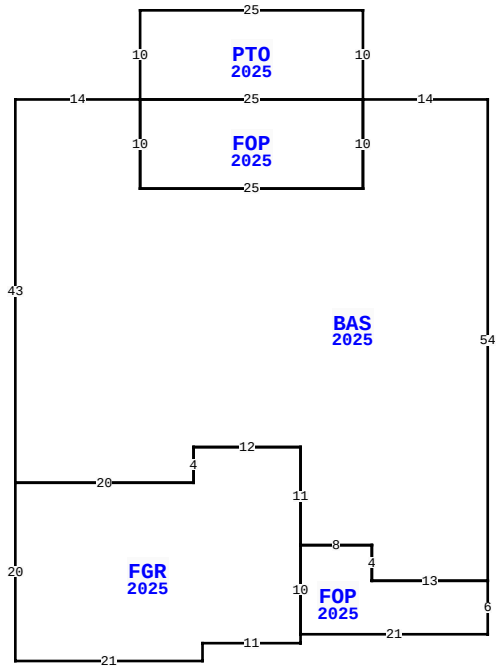
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,180	100	2025	2,180	369,336
FGR	666	55	2025	366	62,008
FOP	158	30	2025	47	7,963
FOP	250	30	2025	75	12,707
PTO	250	5	2025	12	2,033
TOTALS	3,504			2,680	454,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	121.8816	169.42	454,046	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 2180 HX Base Yr



613 WITTY BANTER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	454,046
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	148,750
TOTAL MARKET VALUE	602,796
SOH/AGL Deduction	0
ASSESSED VALUE	602,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,796
TOTAL JUST VALUE	602,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006636	PRIVATE PROVIDER	417,033	06/04/2024
230012550	NEW SFR	417,033	09/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/126	6/18/2024	SW	Q	I	01	670,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GENDE MARK V & TENA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=73,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2025;ORIG=34,0] E25 S10 W25 N10 $
PTO=[YR=2025;ORIG=34,-10] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=52,50] E8 S4 E13 S6 W21 N10 $
FGR=[YR=2025;ORIG=20,43] E20 N4 E12 S11 S10 S1 W11 S2 W21 N20 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.75	85,000.00	148,750.00	148,750							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/09/2026 BY SYS