LOT 208
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

RESSLER ALTON & GAIL FAMILY TRUST/CALLAHAN-RESSLER
621 WITTY BANTER COURT
YULEE, FL 32097

2026

50-3N-27-1004-0208-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

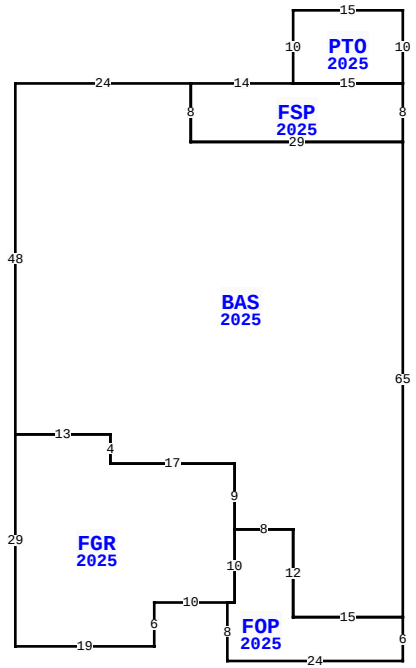
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2025	2,859	466,703
FGR	736	55	2025	405	66,112
FOP	242	30	2025	73	11,917
FSP	232	40	2025	93	15,181
PTO	150	5	2025	8	1,306
TOTALS	4,219			3,438	561,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,438	117.4380	163.24	561,219	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2859 HX Base Yr 2025



621 WITTY BANTER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 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		561,219
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		709,969
SOH/AGL Deduction		37,429
ASSESSED VALUE		672,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		621,129
TOTAL JUST VALUE		709,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005663	PRIVATE PROVIDER	543,926	05/09/2024
230007483	NEW SFR	543,926	06/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/588	3/24/2025	WD	U	I	11	100
GRANTOR: RESSLER ALTON						
GRANTEE: RESSLER ALTON & GAI						
2714/95	5/21/2024	SW	Q	I	02	765,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: RESSLER ALTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,-2] E24 S8 E29 S65 W15 N12 W8 N9 W17 N4 W13 N48 $
FSP=[YR=2025;ORIG=74,-2] E14 E15 S8 W29 N8 $
FOP=[YR=2025;ORIG=103,71] W15 N12 W8 S10 W1 S8 E24 N6 $
FGR=[YR=2025;ORIG=80,50] W17 N4 W13 S29 E19 N6 E10 E1 N10 N9 $
PTO=[YR=2025;ORIG=88,-12] E15 S10 W15 N10 $
.

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	1.75	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