LOT 210
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

KAYE CHARLES A & ELIZABETH S L/E/
637 WITTY BANTER CT
YULEE, FL 32097

2026

50-3N-27-1004-0210-0000

BUILDING CHARACTERISTICS

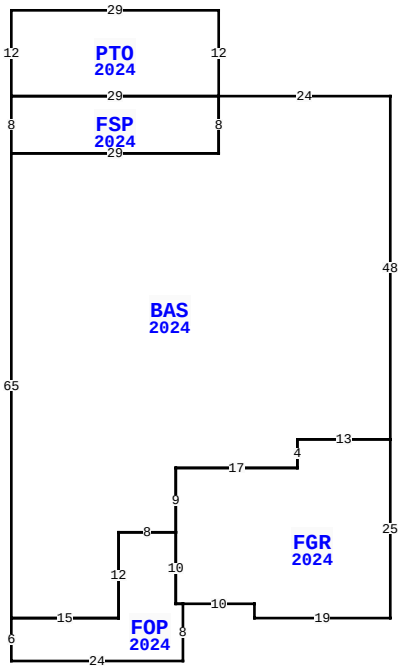
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2024	2,859	461,866
FGR	660	55	2024	363	58,642
FOP	242	30	2024	73	11,793
FSP	232	40	2024	93	15,024
PTO	348	5	2024	17	2,746
TOTALS	4,341			3,405	550,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,405	116.8032	162.36	552,836	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2859 HX Base Yr 2024



637 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		550,072
TOTAL MARKET OB/XF VALUE		5,826
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		704,648
SOH/AGL Deduction		60,042
ASSESSED VALUE		644,606
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		593,195
TOTAL JUST VALUE		704,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004081	CO ISSUED		12/11/2023
B230013995		12,037	10/31/2023
230007739	NEW SFR	538,740	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/378	5/01/2024	QC	U	I	11	100
GRANTOR: KAYE CHARLES A & ELIZ						
GRANTEE: GONZALES-KAYE ALEXA						
2689/527	12/20/2023	SW	Q	I	01	765,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: KAYE CHARLES A & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,-4] W24 S8 W29 S65 E15 N12 E8 N9 E17 N4 E13 N48 $
FSP=[YR=2024;ORIG=97,-4] E29 S8 W29 N8 $
FOP=[YR=2024;ORIG=112,57] E8 S10 E1 S8 W24 N6 E15 N12 $
FGR=[YR=2024;ORIG=120,48] E17 N4 E13 S25 W19 N2 W10 W1 N10 N9 $
PTO=[YR=2024;ORIG=97,-16] E29 S12 W29 N12 $
.

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
2	0911	SCRN RM A	0	100	29	12	348.00	SF	18.00	18.00	100	2024	2023		93	5,826	

LAND DESCRIPTION

TOTAL OB/XF 5,826

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