LOT 270
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WALTERS DAVID
714 COOL BREEZE WAY
YULEE, FL 32097

2026

50-3N-27-1004-0270-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

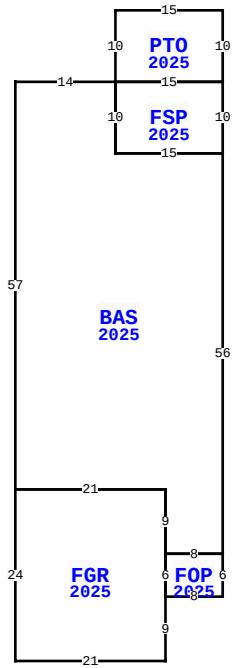
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,575	100	2025	1,575	276,334
FGR	504	55	2025	277	48,600
FOP	48	30	2025	14	2,456
FSP	150	40	2025	60	10,527
PTO	150	5	2025	8	1,404
TOTALS	2,427			1,934	339,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	126.2240	175.45	339,320	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1575 HX Base Yr 2025



714 COOL BREEZE WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,320
TOTAL MARKET OB/XF VALUE		2,619
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		426,939
SOH/AGL Deduction		183,561
ASSESSED VALUE		243,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,967
TOTAL JUST VALUE		426,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011687	NEW SCREEN ENCLOS	6,700	10/17/2024
CO240006974	PRIVATE PROVIDER	301,112	06/12/2024
B240000921	PRIVATE PROVIDER	301,112	01/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/520	9/19/2024	SW	Q	I	02	415,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WALTERS DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,0] E14 S10 E15 S56 W8 N9 W21 N57 $
FGR=[YR=2025;ORIG=21,57] W21 S24 E21 N9 N6 N9 $
FSP=[YR=2025;ORIG=29,0] W15 S10 E15 N10 $
PTO=[YR=2025;ORIG=29,-10] W15 S10 E15 N10 $
FOP=[YR=2025;ORIG=29,66] W8 S6 E8 N6 $
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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
2	0911	SCRN RM A	0	100	15	10	150.00	SF	18.00	18.00	100	2025	2024		97	2,619	

LAND DESCRIPTION

TOTAL OB/XF 2,619

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