LOT 300
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MANTECON BORIS S & RUTH
504 GOODWILL COURT
YULEE, FL 32097

2026

50-3N-27-1004-0300-0000

BUILDING CHARACTERISTICS

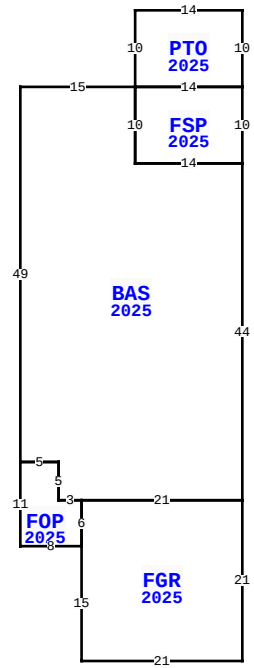
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,401	100	2025	1,401	251,718
FGR	441	55	2025	243	43,660
FOP	73	30	2025	22	3,953
FSP	140	40	2025	56	10,062
PTO	140	5	2025	7	1,258
TOTALS	2,195			1,729	310,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,729	129.2600	179.67	310,649	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1401 HX Base Yr 2026



504 GOODWILL CT, 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		310,649
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		398,169
SOH/AGL Deduction		165,798
ASSESSED VALUE		232,371
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		175,960
TOTAL JUST VALUE		398,169
NCON VALUE		313,169
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006642	NW RES SCN	7,000	06/18/2025
CO250002779	PRIVATE PROVIDER	270,530	03/18/2025
B240010864	PRIVATE PROVIDER	270,530	09/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2779/998	4/04/2025	SW	Q	I	01	463,900

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MANTECON BORIS S &

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
2	0911	SCRN RM A	0	100	10	14	140.00	SF	18.00	18.00	100	2026	2025		100	2,520	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,-10] E15 S10 E14 S44 W21 W3 N5 W5 N49 $
FGR=[YR=2025;ORIG=79,44] W21 S6 S15 E21 N21 $
FSP=[YR=2025;ORIG=65,-10] E14 S10 W14 N10 $
PTO=[YR=2025;ORIG=65,-10] E14 N10 W14 S10 $
FOP=[YR=2025;ORIG=55,39] W5 S11 E8 N6 W3 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	000100	C	RES	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 09/23/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS