LOT 302
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PINCKET MATTHEW CHARLES TRUST/PINCKET MATTHEW CHAR
2788 OAKGROVE AVE
ST AUGUSTINE, FL 32092

2026

50-3N-27-1004-0302-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

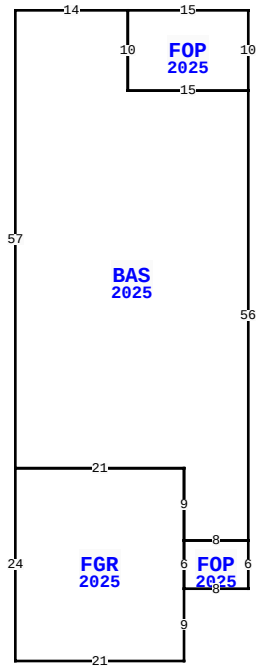
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

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
FOP	150	30	2025	45	7,895
TOTALS	2,277			1,911	335,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	126.2240	175.45	335,285	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1575 HX Base Yr



520 GOODWILL CT, 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	335,285
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	420,285
SOH/AGL Deduction	0
ASSESSED VALUE	420,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,285
TOTAL JUST VALUE	420,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000564	PRIVATE PROVIDER	301,112	01/15/2025
B240009501	PRIVATE PROVIDER	301,112	08/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2843/1858	1/23/2026	QC	U	I	11	100
GRANTOR: PINCKET MATTHEW & KAR						
GRANTEE: PINCKET MATTHEW CHA						
2767/169	2/05/2025	SW	Q	I	01	475,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: PINCKET MATTHEW & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=79,0] W15 N10 W14 S57 E21 S9 E8 N56 $
FOP=[YR=2025;ORIG=64,-10] E15 S10 W15 N10 $
FGR=[YR=2025;ORIG=50,47] E21 S9 S6 S9 W21 N24 $
FOP=[YR=2025;ORIG=71,56] E8 S6 W8 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

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	000134	C	RES POND	0		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 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS