LOT 304
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

THOMPSON HELEN CAROLINE
531 GOODWILL CT
YULEE, FL 32097

2026

50-3N-27-1004-0304-0000

BUILDING CHARACTERISTICS

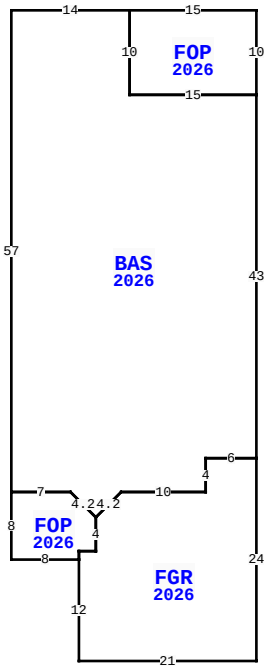
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,488	100	2026	1,488	238,900
FGR	426	55	2026	234	37,569
FOP	74	30	2026	22	3,533
FOP	150	30	2026	45	7,225
TOTALS	2,138			1,789	287,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,789	128.3400	178.39	319,140	2025	2025	10	0	0	0.00	90.00

1 SNGL FAM 0% - 2026 Heated Area: 1488 HX Base Yr



531 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	287,226
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	372,226
SOH/AGL Deduction	0
ASSESSED VALUE	372,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,226
TOTAL JUST VALUE	372,226
NCON VALUE	287,226
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250007265			07/02/2025
B240009321	PRIVATE PROVIDER	281,873	08/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/0722	1/28/2026	SW	Q	I	01	379,500

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: THOMPSON HELEN CARO

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=64,-10] E15 S10 W15 N10 $
FOP=[YR=2026;ORIG=50,47] E7 D3R3 S4 W2 S1 W8 N8 $
FGR=[YR=2026;ORIG=60,50] S4 W2 S1 S12 E21 N24 W6 S4 W10 D3L3 $
BAS=[YR=2026;ORIG=79,0] W15 N10 W14 S57 E7 D3R3 U3R3 E10 N4 E6 N43 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/28/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS