LOT 321
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

STRAWSER H RICHARD & LILIANE JEKEY
727 COOL BREEZE WAY
YULEE, FL 32097

2026

50-3N-27-1004-0321-0000

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 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

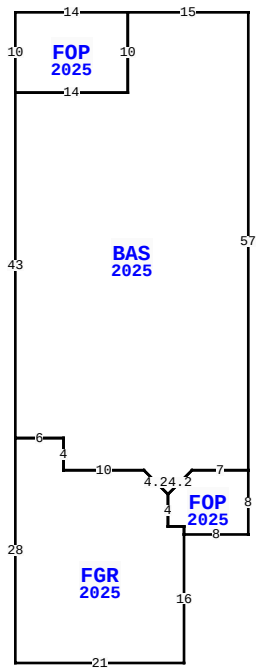
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	2025	1,498	268,187
FGR	510	55	2025	280	50,128
FOP	74	30	2025	22	3,939
FOP	140	30	2025	42	7,519
TOTALS	2,222			1,842	329,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,842	128.8000	179.03	329,773	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1498 HX Base Yr 2025



727 COOL BREEZE WAY, 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		329,773
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,773
SOH/AGL Deduction		0
ASSESSED VALUE		414,773
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,362
TOTAL JUST VALUE		414,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011454	PRIVATE PROVIDER	287,201	10/11/2024
B240005265	PRIVATE PROVIDER	287,201	05/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2746/122	10/23/2024	SW	Q	I	02	442,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: STRAWSER H RICHARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,0] E14 N10 E15 S57 W7 D3L3 U3L3 W10 N4 W6 N43 $
FGR=[YR=2025;ORIG=41,43] E6 S4 E10 D3R3 S4 E2 S1 S16 W21 N28 $
FOP=[YR=2025;ORIG=60,50] U3R3 E7 S8 W8 N1 W2 N4 $
FOP=[YR=2025;ORIG=41,-10] E14 S10 W14 N10 $
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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	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