LOT 3
DEL WEBB WILDLIGHT PHASE 3 OR 26

FLYNN DIANE MARIE LIVING TRUST/FLYNN JOHN L LIVING
416 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0003-0000

BUILDING CHARACTERISTICS

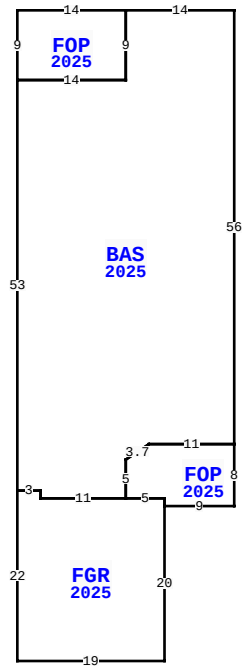
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,540	100	2025	1,540	207,161
FGR	402	55	2025	221	29,729
FOP	104	30	2025	31	4,170
FOP	126	30	2025	38	5,112
TOTALS	2,172			1,830	246,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,830	128.1100	134.52	246,172	2025	2025	0	0	0	0.00	100.00

1 TOWNHOUSE 100% - 2026 Heated Area: 1540 HX Base Yr 2026



416 ECLIPTIC LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		246,172
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		306,172
SOH/AGL Deduction		0
ASSESSED VALUE		306,172
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,761
TOTAL JUST VALUE		306,172
NCON VALUE		246,172
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000401	PRIVATE PROVIDER	286,014	01/10/2025
B240007106	PRIVATE PROVIDER	286,014	06/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/384	2/28/2025	QC	U	I	11	100
GRANTOR: FLYNN DIANE M						
GRANTEE: FLYNN DIANE MARIE L						
2763/1275	1/23/2025	SW	Q	I	01	393,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: FLYNN DIANE M						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,0] W14 S9 W14 S53 E3 S1 E11 N5 U2R3 E11 N56 $
FOP=[YR=2025;ORIG=72,0] E14 S9 W14 N9 $
FOP=[YR=2025;ORIG=89,56] E11 S8 W9 N1 W5 N5 U2R3 $
FGR=[YR=2025;ORIG=72,62] E3 S1 E11 E5 S1 S20 W19 N22 $
.

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	000310	C	TOWNHOUSE	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS