LOT 5
DEL WEBB WILDLIGHT PHASE 3 OR 26

LYNCH JEFFERY A & CONSTANCE ANN
400 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0005-0000

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

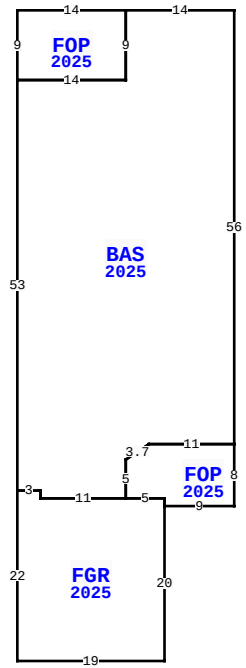
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2025	1,540	208,270
FGR	402	55	2025	221	29,888
FOP	104	30	2025	31	4,192
FOP	126	30	2025	38	5,139
TOTALS	2,172			1,830	247,489

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	128.8000	135.24	247,489	2024	2024	0	0	0	0.00	100.00

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



400 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		247,489
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		307,489
SOH/AGL Deduction		0
ASSESSED VALUE		307,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,078
TOTAL JUST VALUE		307,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013649	PRIVATE PROVIDER	286,014	12/10/2024
B240007977		286,014	07/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1019	12/12/2024	SW	Q	I	01	382,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: LYNCH JEFFERY A & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=110,-7] W14 S9 W14 S53 E3 S1 E11 N5 U2R3 E11 N56 $
FGR=[YR=2025;ORIG=82,55] E3 S1 E11 E5 S1 S20 W19 N22 $
FOP=[YR=2025;ORIG=82,-7] E14 S9 W14 N9 $
FOP=[YR=2025;ORIG=99,49] E11 S8 W9 N1 W5 N5 U2R3 $
.

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	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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS