LOT 47
DEL WEBB WILDLIGHT PHASE 3 OR 26

GOETZ DEBORAH D LIVING TRUST/GOETZ DEBORAH D TRUST
689 DEL WEBB PKWY
YULEE, FL 32097

2026

50-3N-27-1007-0047-0000

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	11	CLAY TILE 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

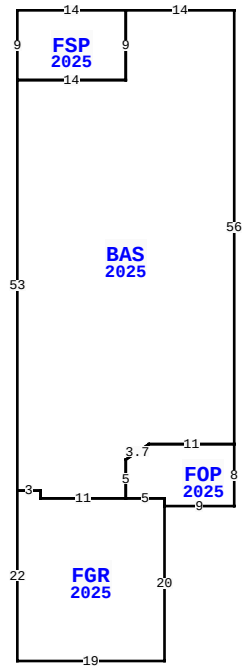
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2025	1,540	228,721
FGR	402	55	2025	221	32,823
FOP	104	30	2025	31	4,604
FSP	126	40	2025	50	7,426
TOTALS	2,172			1,842	273,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,842	141.4500	148.52	273,574	2025	2025	0	0	0	0.00	100.00

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



689 DEL WEBB PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,574
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		333,574
SOH/AGL Deduction		77,789
ASSESSED VALUE		255,785
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		199,374
TOTAL JUST VALUE		333,574
NCON VALUE		273,574
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003636	PRIVATE PROVIDER	288,949	04/08/2025
B240013282	PRIVATE PROVIDER	288,949	11/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/1629	5/02/2025	SW	Q	I	02	392,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: GOETZ DEBORAH D LIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,-10] W14 S9 W14 S53 E3 S1 E11 N5 U2R3 E11 N56 $
FGR=[YR=2025;ORIG=52,52] E3 S1 E11 E5 S1 S20 W19 N22 $
FSP=[YR=2025;ORIG=52,-10] E14 S9 W14 N9 $
FOP=[YR=2025;ORIG=69,46] E11 S8 W9 N1 W5 N5 U2R3 $
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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	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 07/07/2025 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS