LOT 74
DEL WEBB WILDLIGHT PHASE 3 OR 26

JACKSON ANN MOLLER TRUST/JACKSON ANN MOLLER TRUSTE
955 FLOCO AVE
YULEE, FL 32097

2026

50-3N-27-1007-0074-0000

NASSAU COUNTY PROPERTY

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

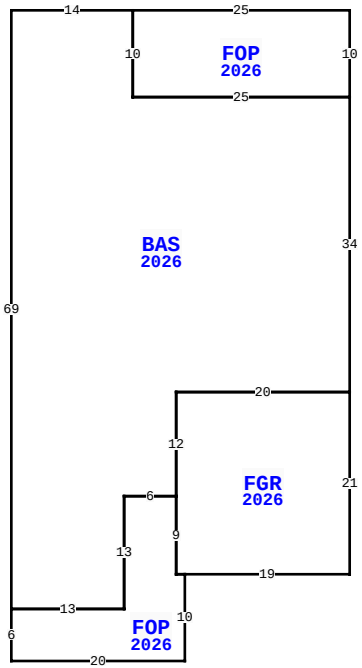
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2026	1,863	319,281
FGR	420	55	2026	231	39,589
FOP	202	30	2026	61	10,454
FOP	250	30	2026	75	12,854
TOTALS	2,735			2,230	382,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,230	123.2938	171.38	382,177	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1863 HX Base Yr



955 FLOCO AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	382,177
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	467,177
SOH/AGL Deduction	0
ASSESSED VALUE	467,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,177
TOTAL JUST VALUE	467,177
NCON VALUE	382,177
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011882			10/27/2025
B250002724	PRIVATE PROVIDER	357,430	03/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2827/1056	11/03/2025	SW	Q	I	01	575,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: JACKSON ANN MOLLER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,-10] E14 S10 E25 S34 W20 S12 W6 S13 W13 N69 $
FOP=[YR=2026;ORIG=79,-10] W25 S10 E25 N10 $
FGR=[YR=2026;ORIG=79,34] W20 S12 S9 E1 E19 N21 $
FOP=[YR=2026;ORIG=59,46] W6 S13 W13 S6 E20 N10 W1 N9 $
.

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	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 09/23/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS