LOT 94
DEL WEBB WILDLIGHT PHASE 3 OR 26

WALSH KEVIN C & LAURIE A
654 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0094-0000

BUILDING CHARACTERISTICS

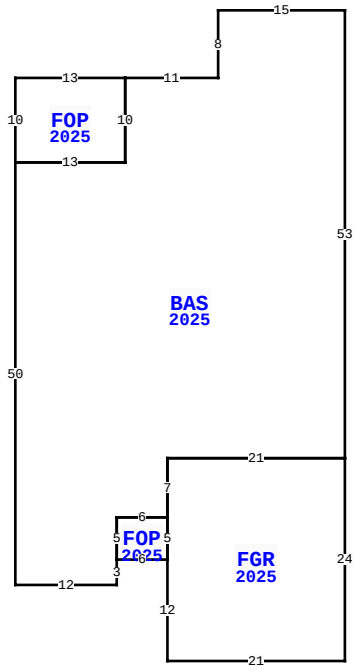
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,967	100	2025	1,967	338,953
FGR	504	55	2025	277	47,733
FOP	30	30	2025	9	1,551
FOP	130	30	2025	39	6,720
TOTALS	2,631			2,292	394,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,292	123.9700	172.32	394,957	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1967 HX Base Yr 2026



654 ECLIPTIC LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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		394,957
TOTAL MARKET OB/XF VALUE		49,090
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		529,047
SOH/AGL Deduction		0
ASSESSED VALUE		529,047
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		472,636
TOTAL JUST VALUE		529,047
NCON VALUE		450,147
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012836	NW RES SCN	19,000	11/20/2025
SP250012385	POOL RESI	78,450	11/06/2025
CO250000827	PRIVATE PROVIDER	367,126	01/24/2025
B240010308	PRIVATE PROVIDER	367,126	09/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/1575	2/11/2025	SW	Q	I	03	539,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: WALSH KEVIN C & LAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,-4] W15 S8 W11 S10 W13 S50 E12 N3 N5 E6 N7 E21 N53 $
FGR=[YR=2025;ORIG=59,49] E21 S24 W21 N12 N5 N7 $
FOP=[YR=2025;ORIG=41,4] E13 S10 W13 N10 $
FOP=[YR=2025;ORIG=53,56] E6 S5 W6 N5 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000	
4	0911	SCRN RM A	0	100	0	0	505.00	SF	18.00	18.00	100	2026	2025		100	9,090	

LAND DESCRIPTION

TOTAL OB/XF 49,090

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	000100	C	RES	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 02/06/2026 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS