LOT 95
DEL WEBB WILDLIGHT PHASE 3 OR 26

MORIN ANN C & GERALD L JR
646 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0095-0000

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

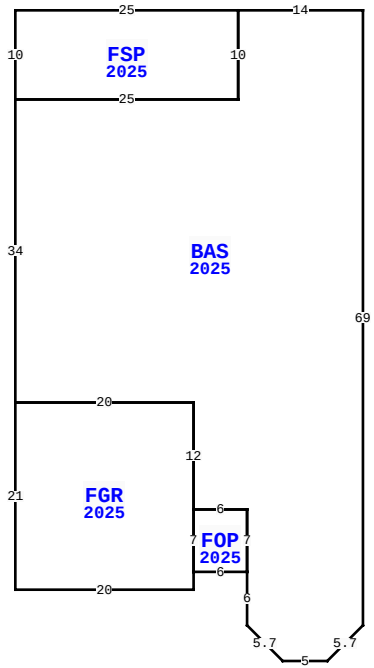
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	2025	1,899	325,451
FGR	420	55	2025	231	39,589
FOP	42	30	2025	13	2,228
FSP	250	40	2025	100	17,138
TOTALS	2,611			2,243	384,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	123.2938	171.38	384,405	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1899 HX Base Yr 2026



646 ECLIPTIC LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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		384,405
TOTAL MARKET OB/XF VALUE		48,640
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		518,045
SOH/AGL Deduction		0
ASSESSED VALUE		518,045
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		466,634
TOTAL JUST VALUE		518,045
NCON VALUE		433,045
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250004544	POOL SCREEN ENCLO	21,000	04/29/2025
SP250004545	INGROUND SWIMMING	94,598	04/29/2025
CO250002511	PRIVATE PROVIDER	350,255	03/11/2025
B240009602	PRIVATE PROVIDER	350,255	08/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/885	3/25/2025	SW	Q	I	03	574,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MORIN ANN C & GERAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=42,29] E25 N10 E14 S69 D4L4 W5 U4L4 N6 N7 W6 N12 W20 N34 $
FGR=[YR=2025;ORIG=62,63] W20 S21 E20 N2 N7 N12 $
FSP=[YR=2025;ORIG=67,19] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=68,75] W6 S7 E6 N7 $
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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
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	480.00	SF	18.00	18.00	100	2026	2025		100	8,640	

LAND DESCRIPTION

TOTAL OB/XF 48,640

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