LOT 96
DEL WEBB WILDLIGHT PHASE 3 OR 26

HALL JEROLD L & KARA L
638 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

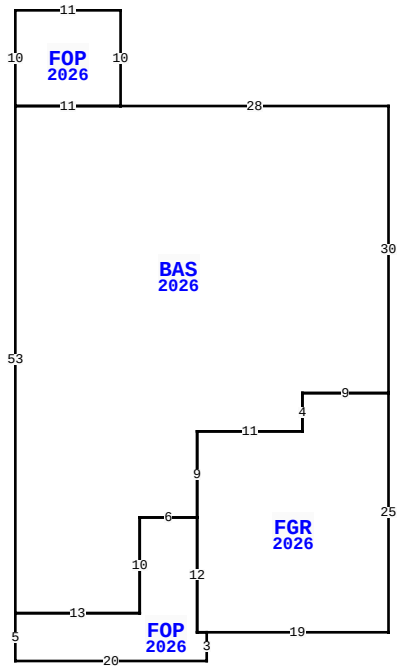
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,591	100	2026	1,591	306,554
FGR	456	55	2026	251	48,363
FOP	110	30	2026	33	6,358
FOP	158	30	2026	47	9,056
TOTALS	2,315			1,922	370,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,922	138.6210	192.68	370,331	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1591 HX Base Yr



638 ECLIPTIC LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	370,331
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	455,331
SOH/AGL Deduction	0
ASSESSED VALUE	455,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	455,331
TOTAL JUST VALUE	455,331
NCON VALUE	370,331
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000014			01/02/2026
B250009719	N SSF 503	309,502	08/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2855/1176	3/19/2026	SW	Q	I	01	464,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HALL JEROLD L & KAR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=-10,48] E20 N3 W1 N12 W6 S10 W13 S5 $
FOP=[YR=2026;ORIG=-10,-20] E11 S10 W11 N10 $
FGR=[YR=2026;ORIG=29,20] S25 W19 W1 N12 N9 E11 N4 E9 $
BAS=[YR=2026;ORIG=29,-10] S30 W9 S4 W11 S9 W6 S10 W13 N53 E11 E28 $
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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	000100	C	RES	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 12/10/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS