LOT 100
DEL WEBB WILDLIGHT PHASE 3 OR 26

STARK DEREK DUANE & JENNY ANN
608 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0100-0000

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

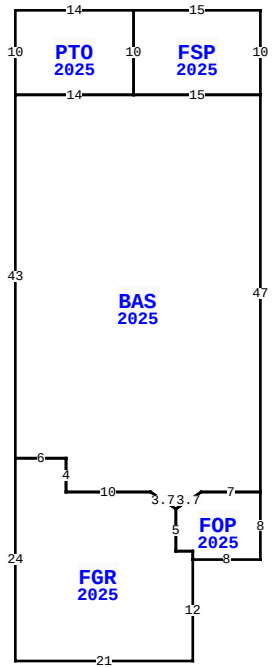
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	2025	1,345	239,933
FGR	427	55	2025	235	41,921
FOP	75	30	2025	22	3,925
FSP	150	40	2025	60	10,704
PTO	140	5	2025	7	1,248
TOTALS	2,137			1,669	297,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,669	142.6000	198.21	330,812	2024	2024	10	0	0	0.00	90.00

1 SNGL FAM 100% - 2026 Heated Area: 1345 HX Base Yr 2026



608 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		297,731
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		385,251
SOH/AGL Deduction		0
ASSESSED VALUE		385,251
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,840
TOTAL JUST VALUE		385,251
NCON VALUE		2,520
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008708	SCREEN ENCLOSURE	9,665	08/05/2025
CO240013706	PRIVATE PROVIDER	257,253	12/11/2024
B240006479	PRIVATE PROVIDER	257,253	05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2806/104	7/29/2025	SW	Q	I	01	396,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: STARK DEREK DUANE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=32,0] E14 E15 S47 W7 D2L3 U2L3 W10 N4 W6 N43 $
FGR=[YR=2025;ORIG=32,43] E6 S4 E10 D2R3 S5 E2 S1 S12 W21 N24 $
FSP=[YR=2025;ORIG=46,-10] E15 S10 W15 N10 $
PTO=[YR=2025;ORIG=46,-10] W14 S10 E14 N10 $
FOP=[YR=2025;ORIG=61,47] S8 W8 N1 W2 N5 U2R3 E7 $
.

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	0911	SCRN RM A	0	100	10	14	140.00	SF	18.00	18.00	100	2026	2025		100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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 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