LOT 122
DEL WEBB WILDLIGHT PHASE 3 OR 26

BUSSEY SHAWN & LAURIE-ANN
804 DEL WEB PARKWAY
YULEE, FL 32097

2026

50-3N-27-1007-0122-0000

BUILDING CHARACTERISTICS

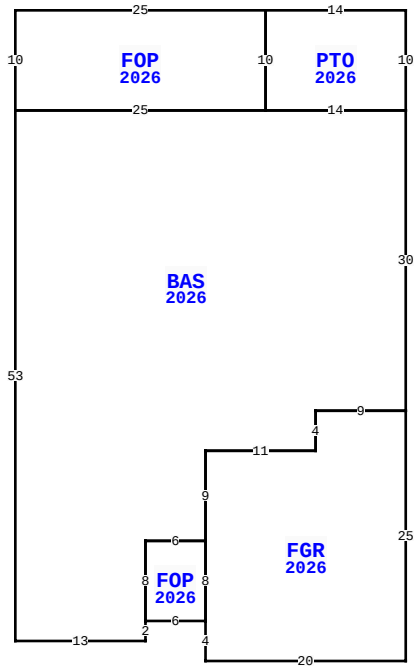
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,591	100	2026	1,591	277,645
FGR	456	55	2026	251	43,802
FOP	48	30	2026	14	2,443
FOP	250	30	2026	75	13,088
PTO	140	5	2026	7	1,222
TOTALS	2,485			1,938	338,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	125.5478	174.51	338,200	2025	2025	0	0	0	0.00	100.00

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



804 DEL WEBB PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 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	338,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	423,200
SOH/AGL Deduction	0
ASSESSED VALUE	423,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,200
TOTAL JUST VALUE	423,200
NCON VALUE	338,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006530	N SSF 503	310,627	06/17/2025
250011725			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2829/311	11/12/2025	SW	Q	I	01	528,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BUSSEY SHAWN & LAUR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=105,5] W14 W25 S53 E13 N2 N8 E6 N9 E11 N4 E9 N30 $
FGR=[YR=2026;ORIG=96,35] E9 S25 W20 N4 N8 N9 E11 N4 $
FOP=[YR=2026;ORIG=66,-5] E25 S10 W25 N10 $
PTO=[YR=2026;ORIG=91,-5] E14 S10 W14 N10 $
FOP=[YR=2026;ORIG=79,48] E6 S8 W6 N8 $
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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	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