LOT 260
DEL WEBB WILDLIGHT PHASE 3 OR 26

DAVIES SHARON K
862 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0260-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

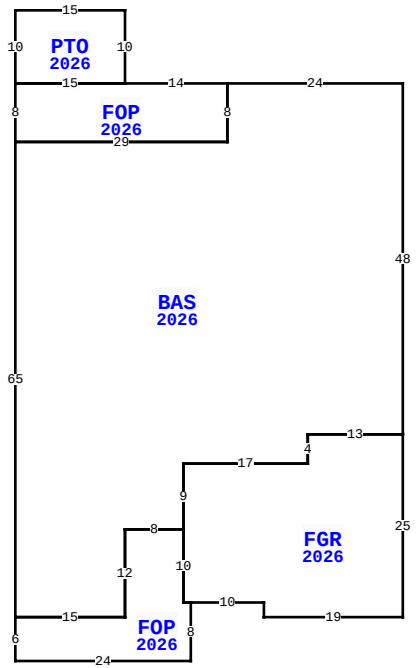
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2026	2,859	536,708
FGR	660	55	2026	363	68,144
FOP	232	30	2026	70	13,141
FOP	242	30	2026	73	13,705
PTO	150	5	2026	8	1,502
TOTALS	4,143			3,373	633,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	3,373	117.4380	163.24	550,609	2025	2025	0	0	115	0.00	115.00

1 SNGL FAM 0% - 2026 Heated Area: 2859 HX Base Yr



862 ECLIPTIC LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	633,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	760,700
SOH/AGL Deduction	0
ASSESSED VALUE	760,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	760,700
TOTAL JUST VALUE	760,700
NCON VALUE	633,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009589	NW RES SCN	9,000	08/26/2025
B250006720	N SSF 503	543,404	06/20/2025
250011923			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2838/1400	12/29/2025	SW	Q	I	01	799,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DAVIES SHARON K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=123,-8] W24 S8 W29 S65 E15 N12 E8 N9 E17 N4 E13 N48 $
FOP=[YR=2026;ORIG=70,-8] E15 E14 S8 W29 N8 $
FOP=[YR=2026;ORIG=85,53] E8 S10 E1 S8 W24 N6 E15 N12 $
FGR=[YR=2026;ORIG=93,44] E17 N4 E13 S25 W19 N2 W10 W1 N10 N9 $
PTO=[YR=2026;ORIG=70,-18] E15 S10 W15 N10 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.50	85,000.00	127,500.00	127,500							

REVIEW DATE 11/20/2025 BY WW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS