LOT 263
DEL WEBB WILDLIGHT PHASE 3 OR 26

WEHRLE SUSAN MARIE & ROGER E
867 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0263-0000

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

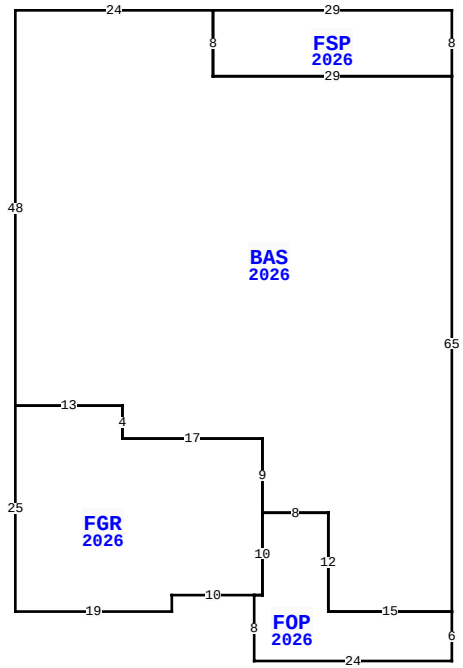
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

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	242	30	2026	73	13,705
FSP	232	40	2026	93	17,458
TOTALS	3,993			3,388	636,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	3,388	117.4380	163.24	553,057	2025	2025	0	0	115	0.00	115.00

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



867 ECLIPTIC LOOP, 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	636,016
TOTAL MARKET OB/XF VALUE	79,110
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	842,626
SOH/AGL Deduction	0
ASSESSED VALUE	842,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	842,626
TOTAL JUST VALUE	842,626
NCON VALUE	715,126
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005544	NW RES SCN	17,000	05/22/2025
CO250005229	CO ISSUED		05/14/2025
250001945	INGROUND POOL	164,769	02/25/2025
B240013643	PRIVATE PROVIDER	542,324	12/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1002	5/28/2025	SW	Q	I	01	1,142,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WEHRLE SUSAN MARIE

BUILDING NOTES

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
1	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	
2	0912	SCRN RM G	0	0	0	0	910.00	SF	21.00	21.00	100	2026	2025		100	19,110	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=0,-8] E24 S8 E29 S65 W15 N12 W8 N9 W17 N4 W13 N48 $
FGR=[YR=2026;ORIG=30,44] W17 N4 W13 S25 E19 N2 E10 E1 N10 N9 $
FOP=[YR=2026;ORIG=38,53] W8 S10 W1 S8 E24 N6 W15 N12 $
FSP=[YR=2026;ORIG=53,-8] W29 S8 E29 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 79,110

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