LOT 264
DEL WEBB WILDLIGHT PHASE 3 OR 26

CORBETT KAREN MARY & JOHN MONROE JR
859 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1007-0264-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

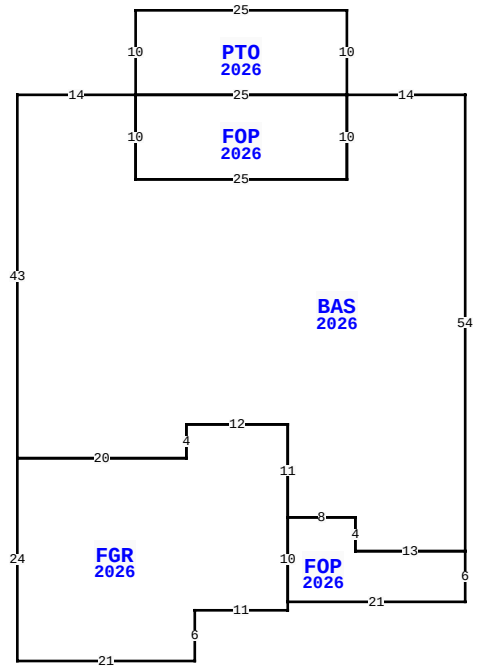
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2026	2,180	427,042
FGR	750	55	2026	412	80,707
FOP	158	30	2026	47	9,207
FOP	250	30	2026	75	14,692
PTO	250	5	2026	12	2,351
TOTALS	3,588			2,726	533,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,726	122.5440	170.34	464,347	2025	2025	0	0	115	0.00	115.00

1 SNGL FAM 100% - 2026 Heated Area: 2180 HX Base Yr



859 ECLIPTIC LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 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		533,999
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		665,999
SOH/AGL Deduction		0
ASSESSED VALUE		665,999
TOTAL EXEMPTION VALUE	13	665,999
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		665,999
NCON VALUE		538,499
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011922	NW RES SCN	9,500	10/27/2025
CO250010549	CO	426,697	09/18/2025
B240013603	PRIVATE PROVIDER	426,697	12/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2821/609	10/02/2025	SW	Q	I	01	845,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: CORBETT KAREN MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=123,10] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2026;ORIG=84,10] E25 S10 W25 N10 $
FGR=[YR=2026;ORIG=70,53] E20 N4 E12 S11 S10 S1 W11 S6 W21 N24 $
FOP=[YR=2026;ORIG=102,60] E8 S4 E13 S6 W21 N10 $
PTO=[YR=2026;ORIG=84,0] E25 S10 W25 N10 $
.

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	0911	SCRN RM A	0	100	25	10	250.00	SF	18.00	18.00	100	2026	2025		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	100		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 12/10/2025 BY WW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS