LOT 278
DEL WEBB WILDLIGHT PHASE 3 OR 26

ALI LARISSA & MUHAMMAD
849 DEL WEBB PKWY
YULEE, FL 32097

**2026**

**50-3N-27-1007-0278-0000**

## NASSAU COUNTY PROPERTY



## 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 |

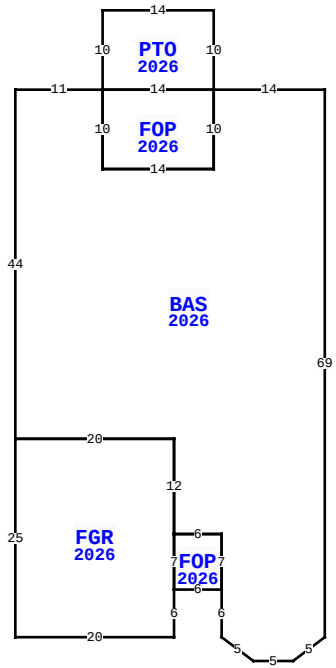
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,000 | 100 | 2026 | 2,000 | 342,760 |
| FGR | 500 | 55 | 2026 | 275 | 47,130 |
| FOP | 42 | 30 | 2026 | 13 | 2,228 |
| FOP | 140 | 30 | 2026 | 42 | 7,198 |
| PTO | 140 | 5 | 2026 | 7 | 1,200 |
| TOTALS | 2,822 | | | 2,337 | 400,515 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,337 | 123.2938 | 171.38 | 400,515 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 0% - 2026 Heated Area: 2000 HX Base Yr




849 DEL WEBB PKWY, YULEE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 400,515 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 485,515 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 485,515 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 485,515 |
| TOTAL JUST VALUE | 485,515 |
| NCON VALUE | 400,515 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 85,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 250011908 | | | 10/27/2025 |
| B250001634 | PRIVATE PROVIDER | 374,211 | 02/14/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2831/1058 | 11/21/2025 | SW | Q | I | 01 | 622,800 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ALI LARISSA & MUHAM

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,54] N44 E11 S10 E14 N10 E14 S69 D3L4 W5 U3L4 N6 N7 W6 N12 W20 $
FOP=[YR=2026;ORIG=76,66] W6 S7 E6 N7 $
FOP=[YR=2026;ORIG=75,10] W14 S10 E14 N10 $
FGR=[YR=2026;ORIG=70,54] W20 S25 E20 N6 N7 N12 $
PTO=[YR=2026;ORIG=61,0] E14 S10 W14 N10 $
.

## 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 | 1.00 | 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