LOT 283
DEL WEBB WILDLIGHT PHASE 3 OR 26

PATCH KENNETH LEE JR & PATRICIA YVETTE L/E/
809 DEL WEBB PKWY
YULEE, FL 32097

2026

50-3N-27-1007-0283-0000

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 100
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

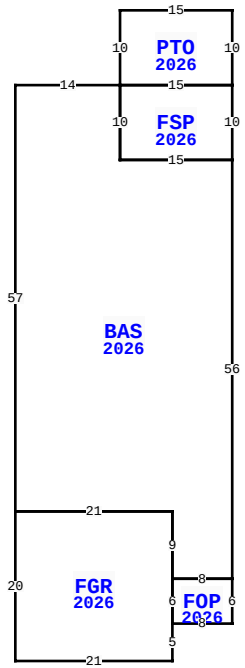
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2026	1,575	276,334
FGR	420	55	2026	231	40,529
FOP	48	30	2026	14	2,456
FSP	150	40	2026	60	10,527
PTO	150	5	2026	8	1,404
TOTALS	2,343			1,888	331,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	126.2240	175.45	331,250	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1575 HX Base Yr 2026



809 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		331,250
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		418,950
SOH/AGL Deduction		220,600
ASSESSED VALUE		198,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,939
TOTAL JUST VALUE		418,950
NCON VALUE		333,950
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011646			10/20/2025
B250009718	NW RES SCN	21,713	08/28/2025
B250006180	N SSF 503	302,184	06/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2851/1030	3/03/2026	LE	U	I	11	100
GRANTOR: PATCH KENNETH LEE JR						
GRANTEE: HERNANDEZ TRICIA LE						
2826/790	10/28/2025	SW	Q	I	02	471,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: PATCH KENNETH LEE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,0] E14 S10 E15 S56 W8 N9 W21 N57 $
FSP=[YR=2026;ORIG=89,0] W15 S10 E15 N10 $
FGR=[YR=2026;ORIG=81,57] W21 S20 E21 N5 N6 N9 $
FOP=[YR=2026;ORIG=89,66] W8 S6 E8 N6 $
PTO=[YR=2026;ORIG=74,-10] E15 S10 W15 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	10	15	150.00	SF	18.00	18.00	100	2026	2025		100	2,700	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	1.00	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