LOT 284
DEL WEBB WILDLIGHT PHASE 3 OR 26

JOHNSON JANET LYNN
801 DEL WEBB PKWY
YULEE, FL 32097

2026

50-3N-27-1007-0284-0000

BUILDING CHARACTERISTICS

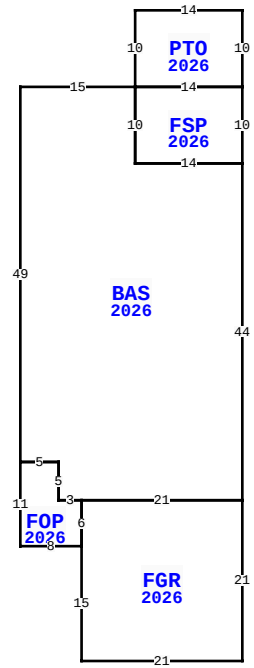
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,401	100	2026	1,401	260,460
FGR	441	55	2026	243	45,176
FOP	73	30	2026	22	4,090
FSP	140	40	2026	56	10,411
PTO	140	5	2026	7	1,301
TOTALS	2,195			1,729	321,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,729	133.7450	185.91	321,438	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1401 HX Base Yr 2026



801 DEL WEBB PKWY, 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		321,438
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		408,958
SOH/AGL Deduction		53,000
ASSESSED VALUE		355,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,547
TOTAL JUST VALUE		408,958
NCON VALUE		323,958
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010611	NW RES SCN	7,000	09/22/2025
CO250006453	CO ISSUED		06/13/2025
B240014163	PRIVATE PROVIDER	270,530	12/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/1083	7/02/2025	WD	Q	I	02	441,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: JOHNSON JANET LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,0] E15 S10 E14 S44 W21 W3 N5 W5 N49 $
FGR=[YR=2026;ORIG=69,54] W21 S6 S15 E21 N21 $
FSP=[YR=2026;ORIG=69,0] W14 S10 E14 N10 $
PTO=[YR=2026;ORIG=55,-10] E14 S10 W14 N10 $
FOP=[YR=2026;ORIG=45,49] W5 S11 E8 N6 W3 N5 $
.

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	14	140.00	SF	18.00	18.00	100	2026	2025		100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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