LOT 289
DEL WEBB WILDLIGHT PHASE 3 OR 26

HURD STEVEN CHARLES/PHILLIPS- HURD DONNA M
753 DEL WEBB PARKWAY
YULEE, FL 32097

2026

50-3N-27-1007-0289-0000

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	11	CLAY TILE 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

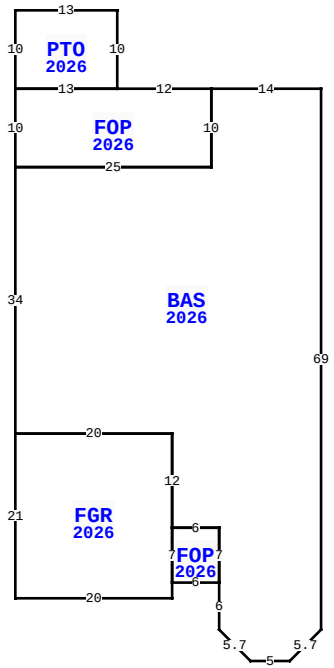
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	2026	1,899	359,955
FGR	420	55	2026	231	43,786
FOP	42	30	2026	13	2,464
FOP	250	30	2026	75	14,216
PTO	130	5	2026	6	1,137
TOTALS	2,741			2,224	421,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,224	136.3670	189.55	421,559	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1899 HX Base Yr 2026



753 DEL WEBB PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,559
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		506,559
SOH/AGL Deduction		0
ASSESSED VALUE		506,559
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		450,148
TOTAL JUST VALUE		506,559
NCON VALUE		421,559
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009683			08/28/2025
B250003510	PRIVATE PROVIDER	353,850	04/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2823/1120	10/15/2025	SW	Q	I	02	606,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: HURD STEVEN CHARLES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=100,-10] W14 S10 W25 S34 E20 S12 E6 S7 S6 D4R4 E5 U4R4 N69 $
FOP=[YR=2026;ORIG=81,46] E6 S7 W6 N7 $
FGR=[YR=2026;ORIG=61,34] E20 S12 S7 S2 W20 N21 $
FOP=[YR=2026;ORIG=61,-10] E13 E12 S10 W25 N10 $
PTO=[YR=2026;ORIG=61,-20] E13 S10 W13 N10 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 08/14/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS