LOT 129
WESTERLY PARK AT WILDLIGHT PHASE
OR 2824/1029

PULTE HOME COMPANY LLC
12724 GRAN BAY PKWY WEST STE 2
JACKSONVILLE, FL 32258

2026

50-3N-27-1010-0129-0000

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	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

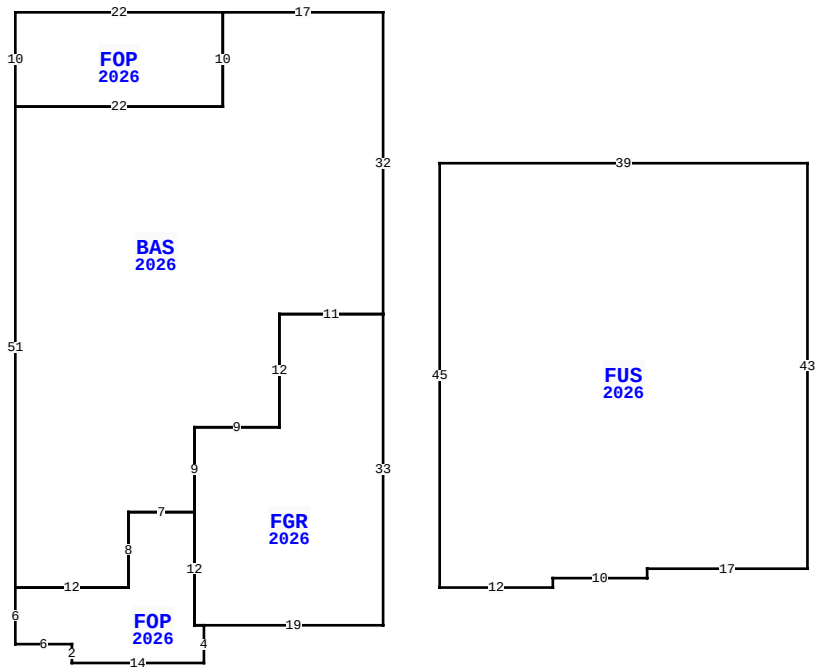
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4105.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	2026	1,631	215,928
FGR	552	55	2026	304	40,247
FOP	200	30	2026	60	7,943
FOP	220	30	2026	66	8,738
FUS	1,711	100	2026	1,711	226,519
TOTALS	4,314			3,772	499,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,772	95.2470	132.39	499,375	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 3342 HX Base Yr



420 PEPPERVINE WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/13/2025 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	499,375
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	574,375
SOH/AGL Deduction	0
ASSESSED VALUE	574,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	574,375
TOTAL JUST VALUE	574,375
NCON VALUE	499,375
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260001875			02/23/2026
B250006795	NEW SFR		06/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,0] W17 S10 W22 S51 E12 N8 E7 N9 E9 N12 E11 N32 $
FOP=[YR=2026;ORIG=51,61] E12 N8 E7 S12 E1 S4 W14 N2 W6 N6 $
FGR=[YR=2026;ORIG=90,32] W11 S12 W9 S9 S12 E1 E19 N33 $
FOP=[YR=2026;ORIG=51,0] E22 S10 W22 N10 $
FUS=[YR=2026;ORIG=96,16] E39 S43 W17 S1 W10 S1 W12 N45 $
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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	000134	C	RES POND	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/20/2025 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS