LOT 131
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-27-1010-0131-0000**

## BUILDING CHARACTERISTICS

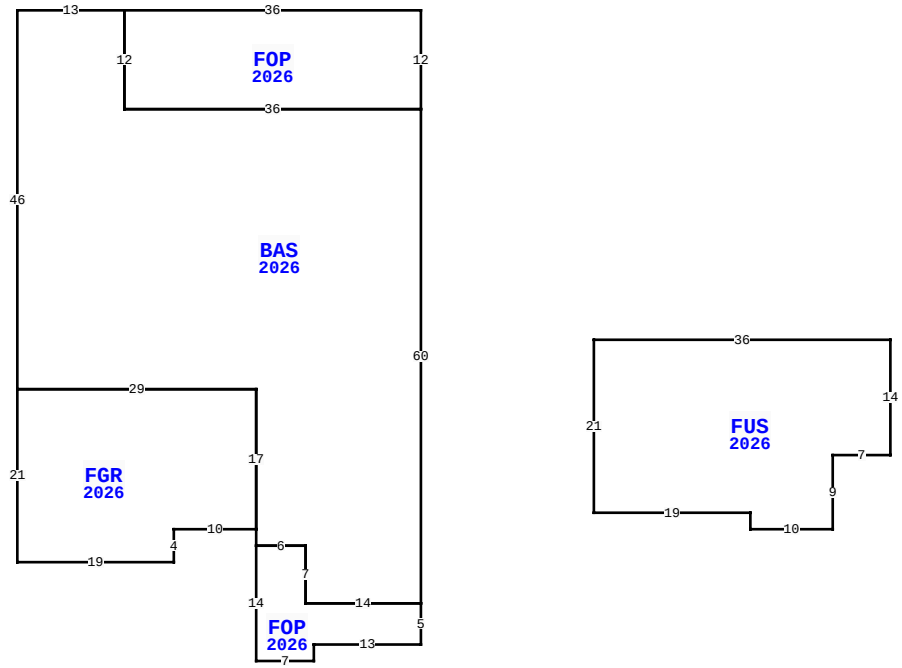
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 2,300 | 100 | 2026 | 2,300 | 301,760 |
| FGR | 569 | 55 | 2026 | 313 | 41,066 |
| FOP | 156 | 30 | 2026 | 47 | 6,166 |
| FOP | 432 | 30 | 2026 | 130 | 17,056 |
| FUS | 727 | 100 | 2026 | 727 | 95,382 |
| TOTALS | 4,184 | | | 3,517 | 461,430 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,517 | 94.3920 | 131.20 | 461,430 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 0% - 2026 Heated Area: 3027 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 11/13/2025 MLU |
| INC DATE | | AG DATE | |

400 PEPPERVINE WAY, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 461,430 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 536,430 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 536,430 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 536,430 |
| TOTAL JUST VALUE | 536,430 |
| NCON VALUE | 461,430 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO260001872 | | | 02/23/2026 |
| B250007639 | NEW SFR | | 07/11/2025 |

## SALES DATA

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

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=3,-10] E36 S12 W36 N12 $
FGR=[YR=2026;ORIG=-10,36] E29 S17 W10 S4 W19 N21 $
FOP=[YR=2026;ORIG=19,55] E6 S7 E14 S5 W13 S2 W7 N14 $
BAS=[YR=2026;ORIG=39,2] W36 N12 W13 S46 E29 S17 S2 E6 S7 E14 N60 $
FUS=[YR=2026;ORIG=60,30] E36 S14 W7 S9 W10 N2 W19 N21 $
.

## 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 | 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