

LOT 120
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

RUDOSKY CAROL ANN
538 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0120-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	246,724
FGR	420	55	231	36,186
FOP	48	30	14	2,193
FSP	150	40	60	9,399
TOTALS	2,193		1,880	294,502

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
1	0855	CONC PAVER	0 100	0	0	573.00	SF	10.00	10.00	100	2024	2023		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	1,880	125.3224	156.65	294,502	2023	2023	0	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2024														
Heated Area: 1575														
HX Base Yr 2024														

538 CONTINUUM LOOP, YULEE										BLD DATE		LGL DATE	06/12/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

TOTAL OB/XF														
5,730														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 1				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										294,502				
TOTAL MARKET OB/XF VALUE										5,730				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										375,232				
SOH/AGL Deduction										93,362				
ASSESSED VALUE										281,870				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										231,870				
TOTAL JUST VALUE										375,232				
NCON VALUE										300,232				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004638	CO ISSUED		04/11/2023
22012713	NEW CONSTR	257,351	08/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/921	4/12/2023	SW	Q	I	01	450,100
GRANTOR:PULTE HOME COMPANY LL						
GRANTEE:RUDOSKY CAROL ANN						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=120,0] W15 N10 W14 S57 E21 S9 E8 N56 \$														
FSP=[YR=2024;ORIG=120,-10] W15 S10 E15 N10 \$														
FGR=[YR=2024;ORIG=112,47] W21 S20 E21 N5 N6 N9 \$														
FOP=[YR=2024;ORIG=120,56] W8 S6 E8 N6 \$														