LOT 150
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

WHITE FAMILY TRUST/WHITE LEIGH J TRUSTEE
792 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0150-0000

BUILDING CHARACTERISTICS

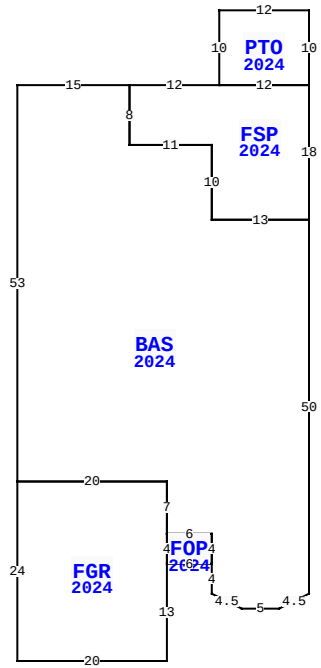
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,000	100	2,000	309,920
FGR	480	55	264	40,909
FOP	24	30	7	1,085
FSP	322	40	129	19,990
PTO	120	5	6	930
TOTALS	2,946		2,406	372,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,406	123.9700	154.96	372,834	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2000 HX Base Yr 2024



792 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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		372,834
TOTAL MARKET OB/XF VALUE		12,360
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		460,194
SOH/AGL Deduction		137,677
ASSESSED VALUE		322,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,517
TOTAL JUST VALUE		460,194
NCON VALUE		385,194
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008094	CO ISSUED		06/23/2023
22016656	NEW CONSTR	377,498	11/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/357	7/07/2023	SW	Q	I	01	630,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WHITE FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,16] W13 N10 W11 N8 W15 S53 E20 S7 E6 S4 S4 D2R4 E5 U2R4 N50 $
FGR=[YR=2024;ORIG=101,51] W20 S24 E20 N13 N4 N7 $
FOP=[YR=2024;ORIG=101,58] E6 S4 W6 N4 $
FSP=[YR=2024;ORIG=120,16] N18 W12 W12 S8 E11 S10 E13 $
PTO=[YR=2024;ORIG=108,-12] E12 S10 W12 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
1	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	100	2024	2023		100	5,820	
2	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2024	2023		100	6,240	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,360

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	SFR CNSVTN	100		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 08/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS