LOT 151
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

BELLAIR PETER JOSEPH & JANET M
800 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0151-0000

BUILDING CHARACTERISTICS

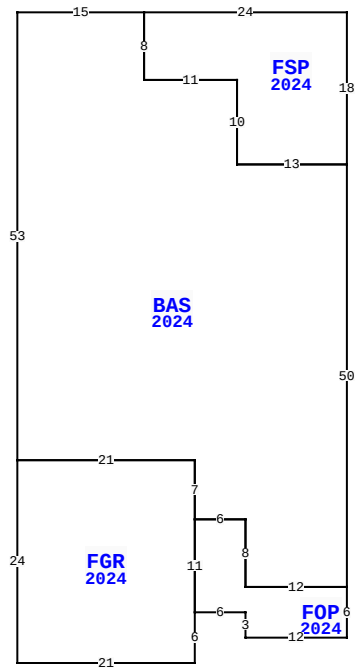
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,967	100	1,967	303,154
FGR	504	55	277	42,691
FOP	138	30	41	6,319
FSP	322	40	129	19,881
TOTALS	2,931		2,414	372,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,414	123.2938	154.12	372,046	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1967 HX Base Yr 2024



800 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,046
TOTAL MARKET OB/XF VALUE		5,770
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		452,816
SOH/AGL Deduction		181,534
ASSESSED VALUE		271,282
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,282
TOTAL JUST VALUE		452,816
NCON VALUE		377,816
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008341	CO ISSUED		06/23/2023
22016657	NEW CONSTR	373,479	11/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1127	7/11/2023	SW	Q	I	02	581,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: BELLAIR PETER JOSEP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=121,0] W13 N10 W11 N8 W15 S53 E21 S7 E6 S8 E12 N50 $
FSP=[YR=2024;ORIG=97,-18] S8 E11 S10 E13 N18 W24 $
FOP=[YR=2024;ORIG=103,42] E6 S8 E12 S6 W12 N3 W6 N11 $
FGR=[YR=2024;ORIG=82,35] E21 S7 S11 S6 W21 N24 $
.

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	577.00	SF	10.00	10.00	100	2024	2023		100	5,770	

LAND DESCRIPTION

TOTAL OB/XF 5,770

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