LOT 153
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

LAM TONYA
816 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

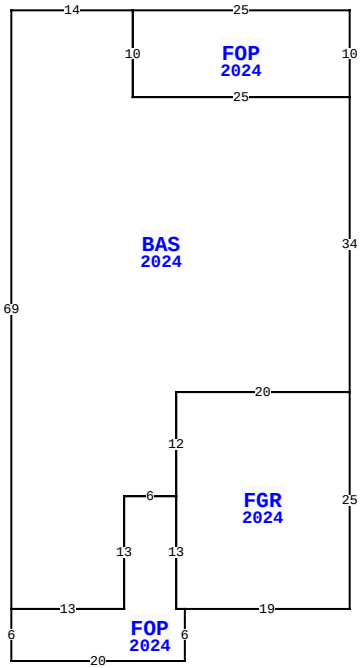
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,863	100	1,863	287,126
FGR	500	55	275	42,383
FOP	198	30	59	9,093
FOP	250	30	75	11,559
TOTALS	2,811		2,272	350,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	123.2938	154.12	350,161	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1863 HX Base Yr 2024



816 CONTINUUM LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,161
TOTAL MARKET OB/XF VALUE		3,229
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		428,390
SOH/AGL Deduction		0
ASSESSED VALUE		428,390
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		373,390
TOTAL JUST VALUE		428,390
NCON VALUE		353,390
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005726	SCREEN ENCLOSURE	24,300	05/10/2024
230012535	CO ISSUED		09/28/2023
23001095	NEW CONSTR	357,538	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/178	10/13/2023	SW	Q	I	02	539,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: LAM TONYA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,-10] E14 S10 E25 S34 W20 S12 W6 S13 W13 N69 $
FOP=[YR=2024;ORIG=69,-10] W25 S10 E25 N10 $
FGR=[YR=2024;ORIG=69,34] W20 S12 S13 E1 E19 N25 $
FOP=[YR=2024;ORIG=49,46] W6 S13 W13 S6 E20 N6 W1 N13 $
.

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	0811	CONCRETE B	0	100	0	0	621.00	SF	5.20	5.20	100	2024	2023		100	3,229	

LAND DESCRIPTION

TOTAL OB/XF 3,229

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 10/05/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS