LOT 241
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

ENGELHART FERDINAND KARL & RUTHANNE TRUST/ENGELHAR
474 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0241-0000

BUILDING CHARACTERISTICS

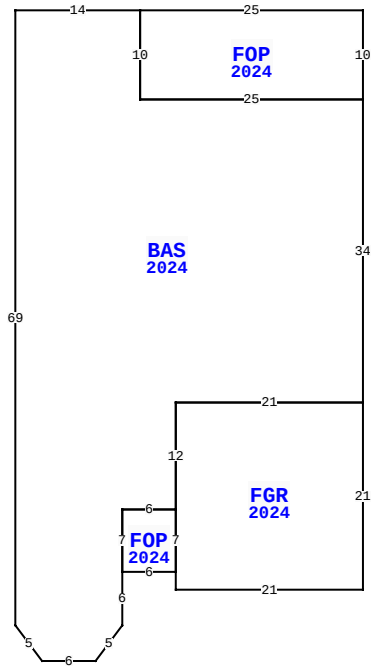
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,874	100	1,874	288,821
FGR	441	55	243	37,451
FOP	42	30	13	2,004
FOP	250	30	75	11,559
TOTALS	2,607		2,205	339,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,205	123.2938	154.12	339,835	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1874 HX Base Yr 2024



474 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		339,835
TOTAL MARKET OB/XF VALUE		6,760
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		421,595
SOH/AGL Deduction		0
ASSESSED VALUE		421,595
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		371,595
TOTAL JUST VALUE		421,595
NCON VALUE		346,595
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011433	CO ISSUED		09/08/2023
230002851	HTD1891 GAR428 P2	354,788	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/567	9/20/2023	SW	Q	I	01	503,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ENGELHART FERDINAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,0] W25 N10 W14 S69 D4R3 E6 U4R3 N6 N7 E6 N12 E21 N34 $
FOP=[YR=2024;ORIG=123,46] E6 S7 W6 N7 $
FGR=[YR=2024;ORIG=129,34] E21 S21 W21 N2 N7 N12 $
FOP=[YR=2024;ORIG=150,-10] W25 S10 E25 N10 $
.

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	676.00	SF	10.00	10.00	100	2024	2023		100	6,760	

LAND DESCRIPTION

TOTAL OB/XF 6,760

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	SFR POND	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 09/19/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS