LOT 256
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

DWYER JOSEPH FRANCIS/BESANTE-DWYER RENEE M
375 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0256-0000

BUILDING CHARACTERISTICS

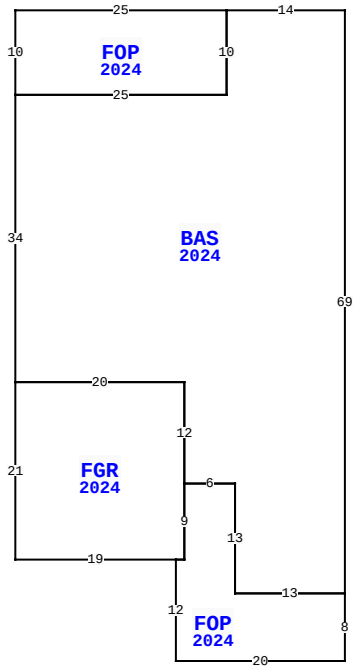
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	317,567
FGR	420	55	231	39,376
FOP	242	30	73	12,444
FOP	250	30	75	12,785
TOTALS	2,775		2,242	382,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,242	136.3670	170.46	382,171	2023	2023	0	0	0	0.00	100.00

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



375 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		382,171
TOTAL MARKET OB/XF VALUE		7,660
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		464,831
SOH/AGL Deduction		0
ASSESSED VALUE		464,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,831
TOTAL JUST VALUE		464,831
NCON VALUE		389,831
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010004	CO ISSUED		08/03/2023
23000316	NEW CONSTR	353,183	01/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1304	8/11/2023	SW	Q	I	01	566,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DWYER JOSEPH FRANCI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,-10] W14 S10 W25 S34 E20 S12 E6 S13 E13 N69 $
FOP=[YR=2024;ORIG=71,0] E25 N10 W25 S10 $
FGR=[YR=2024;ORIG=71,34] E20 S12 S9 W1 W19 N21 $
FOP=[YR=2024;ORIG=91,46] E6 S13 E13 S8 W20 N12 E1 N9 $
.

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	766.00	SF	10.00	10.00	100	2024	2023		100	7,660	

LAND DESCRIPTION

TOTAL OB/XF 7,660

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 09/28/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS