LOT 283
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

FRITZ PAULA
597 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0283-0000

BUILDING CHARACTERISTICS

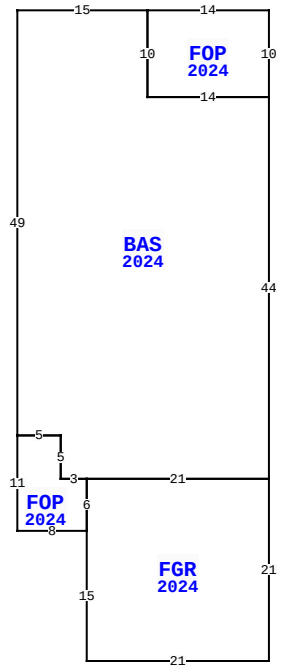
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,401	100	1,401	227,578
FGR	441	55	243	39,473
FOP	73	30	22	3,574
FOP	140	30	42	6,822
TOTALS	2,055		1,708	277,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,708	129.9500	162.44	277,448	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1401 HX Base Yr



597 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	277,448
TOTAL MARKET OB/XF VALUE	6,310
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	358,758
SOH/AGL Deduction	0
ASSESSED VALUE	358,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,758
TOTAL JUST VALUE	358,758
NCON VALUE	283,758
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003678	CO ISSUED	271,151	12/05/2023
230007200	NEW SFR	271,151	06/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/949	3/27/2024	SW	Q	I	02	456,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: FRITZ PAULA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=91,-10] E15 S10 E14 S44 W21 W3 N5 W5 N49 $
FOP=[YR=2024;ORIG=120,-10] W14 S10 E14 N10 $
FOP=[YR=2024;ORIG=96,39] W5 S11 E8 N6 W3 N5 $
FGR=[YR=2024;ORIG=120,44] W21 S6 S15 E21 N21 $
.

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	0	0	0	631.00	SF	10.00	10.00	100	2024	2023		100	6,310	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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	0		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 01/23/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS