LOT 352
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

GRAESE LIVING TRUST/GRAESE DIANE MARIE TRUSTEE
763 CONTINUUM LOOP
YULEE, FL 32097

2024

50-3N-27-1004-0352-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

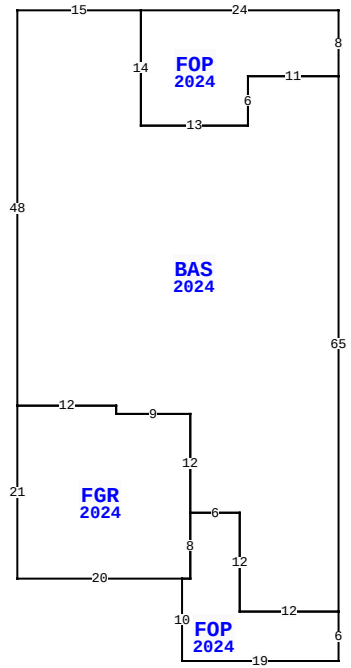
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,989	100	1,989	313,824
FGR	432	55	238	37,552
FOP	190	30	57	8,993
FOP	270	30	81	12,780
TOTALS	2,881		2,365	373,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,365	126.2240	157.78	373,150	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1989 HX Base Yr



763 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	373,150
TOTAL MARKET OB/XF VALUE	3,832
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	451,982
SOH/AGL Deduction	0
ASSESSED VALUE	451,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,982
TOTAL JUST VALUE	451,982
NCON VALUE	376,982
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004038		377,539	12/28/2023
230007626	NEW SFR	377,539	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2691/102	1/18/2024	SW	Q	I	02	573,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GRAESE LIVING TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=91,-10] E15 S14 E13 N6 E11 S65 W12 N12 W6 N12 W9 N1 W12 N48 $
FOP=[YR=2024;ORIG=130,-10] W24 S14 E13 N6 E11 N8 $
FOP=[YR=2024;ORIG=118,51] W6 S8 W1 S10 E19 N6 W12 N12 $
FGR=[YR=2024;ORIG=103,38] W12 S21 E20 E1 N8 N12 W9 N1 $
.

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	0	0	0	737.00	SF	5.20	5.20	100	2024	2023		100	3,832	

LAND DESCRIPTION

TOTAL OB/XF 3,832

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