LOT 121
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

VERLEZZA DOMENIC M & GLORIA A
546 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0121-0000

BUILDING CHARACTERISTICS

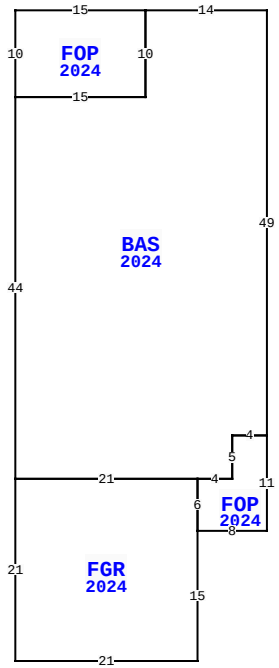
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	2024	1,396	238,186
FGR	441	55	2024	243	41,461
FOP	68	30	2024	20	3,412
FOP	150	30	2024	45	7,678
TOTALS	2,055			1,704	290,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	129.2600	170.62	290,736	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1396 HX Base Yr 2024



546 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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		290,736
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		381,986
SOH/AGL Deduction		15,063
ASSESSED VALUE		366,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		316,201
TOTAL JUST VALUE		381,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013126	CO ISSUED		10/12/2023
23001786	NEW CONSTR	269,341	02/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/1377	10/20/2023	SW	Q	I	02	426,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: VERLEZZA DOMENIC M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-10] W14 S10 W15 S44 E21 E4 N5 E4 N49 $
FOP=[YR=2024;ORIG=21,-10] E15 S10 W15 N10 $
FGR=[YR=2024;ORIG=21,44] S21 E21 N15 N6 W21 $
FOP=[YR=2024;ORIG=42,44] E4 N5 E4 S11 W8 N6 $
.

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	625.00	SF	10.00	10.00	100	2024	2023		100	6,250	

LAND DESCRIPTION

TOTAL OB/XF 6,250

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	RES NATURAL	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS