LOT 122
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

FLOOD JANET
554 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0122-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06

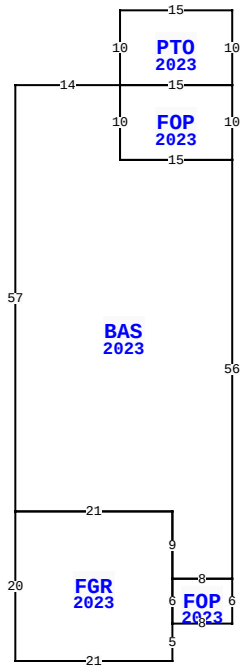
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2023	1,575	288,194
FGR	420	55	2023	231	42,268
FOP	48	30	2023	14	2,562
FOP	150	30	2023	45	8,234
PTO	150	5	2023	8	1,464
TOTALS	2,343			1,873	342,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,873	138.6210	182.98	342,722	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1575 HX Base Yr 2024



554 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	1	100	0	0	742.00	SF	10.00	10.00	100	2024	2023		100	7,420	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,722
TOTAL MARKET OB/XF VALUE		7,420
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		435,142
SOH/AGL Deduction		16,367
ASSESSED VALUE		418,775
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		368,053
TOTAL JUST VALUE		435,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003711	CO ISSUED	0	03/21/2023
22011770	NEW CONSTR	259,919	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2802/02	7/16/2025	WD	Q	I	01	415,000
GRANTOR: LOVE MICHAEL C						
GRANTEE: FLOOD JANET						
2637/1834	5/04/2023	SW	Q	I	02	432,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: LOVE MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W15 N10 W14 S57 E21 S9 E8 N56 $
FOP=[YR=2023;ORIG=65,10] E15 N10 W15 S10 $
PTO=[YR=2023;ORIG=65,0] E15 N10 W15 S10 $
FGR=[YR=2023;ORIG=51,57] E21 S9 S6 S5 W21 N20 $
FOP=[YR=2023;ORIG=72,66] E8 S6 W8 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,420

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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS