LOT 136
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

WILSON SUSAN L
672 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0136-0000

BUILDING CHARACTERISTICS

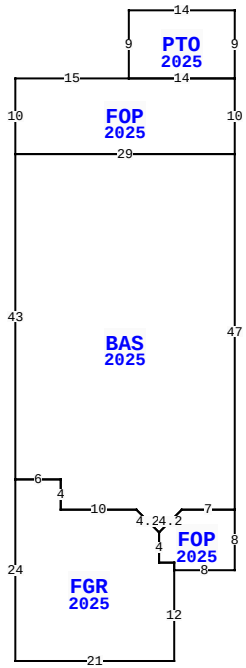
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,348	100	2025	1,348	229,996
FGR	426	55	2025	234	39,925
FOP	74	30	2025	22	3,754
FOP	290	30	2025	87	14,844
PTO	126	5	2025	6	1,024
TOTALS	2,264			1,697	289,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,697	129.2600	170.62	289,542	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1348 HX Base Yr 2025



672 CONTINUUM LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,542
TOTAL MARKET OB/XF VALUE		9,080
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		383,622
SOH/AGL Deduction		0
ASSESSED VALUE		383,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,900
TOTAL JUST VALUE		383,622
NCON VALUE		298,622
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005896	PRIVATE PROVIDER	261,971	05/15/2024
230011618	NEW SFR	261,971	09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1623	5/21/2024	SW	Q	I	02	409,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: WILSON SUSAN L

BUILDING NOTES

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	590.00	SF	10.00	10.00	100	2025	2024		100	5,900	
2	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2025	2024		100	2,880	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,0] E29 S47 W7 D3L3 U3L3 W10 N4 W6 N43 $
FGR=[YR=2025;ORIG=10,43] E6 S4 E10 D3R3 S4 E2 S1 S12 W21 N24 $
FOP=[YR=2025;ORIG=10,-10] E15 E14 S10 W29 N10 $
FOP=[YR=2025;ORIG=32,47] E7 S8 W8 N1 W2 N4 U3R3 $
PTO=[YR=2025;ORIG=25,-19] E14 S9 W14 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,080

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