LOT 137
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

GATLING JOHN M & NAZIJA G
680 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0137-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

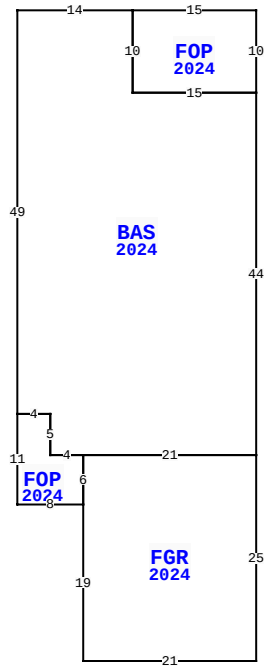
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	240,307
FGR	525	55	2024	289	49,748
FOP	68	30	2024	20	3,443
FOP	150	30	2024	45	7,746
TOTALS	2,139			1,750	301,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	130.4100	172.14	301,245	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1396 HX Base Yr



680 CONTINUUM LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	301,245
TOTAL MARKET OB/XF VALUE	6,310
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	392,555
SOH/AGL Deduction	0
ASSESSED VALUE	392,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,555
TOTAL JUST VALUE	392,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005552	CO ISSUED		04/27/2023
22011768	NEW CONSTR	234,001	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/130	5/05/2023	SW	Q	I	01	454,899

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GATLING JOHN M & NA

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W15 N10 W14 S49 E4 S5 E4 E21 N44 $
FOP=[YR=2024;ORIG=140,-10] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=111,39] E4 S5 E4 S6 W8 N11 $
FGR=[YR=2024;ORIG=119,44] E21 S25 W21 N19 N6 $
.

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	000135	C	RES NATURAL	0		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