LOT 138
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

FISHER LINDA A
688 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0138-0000

BUILDING CHARACTERISTICS

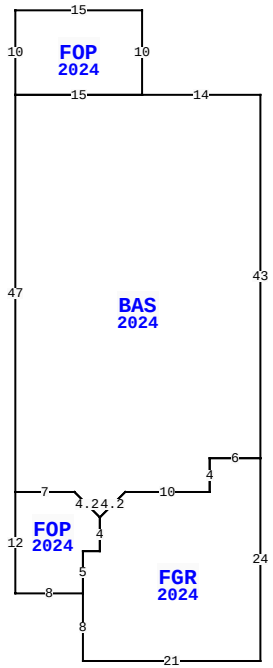
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2024	1,348	229,996
FGR	426	55	2024	234	39,925
FOP	106	30	2024	32	5,460
FOP	150	30	2024	45	7,678
TOTALS	2,030			1,659	283,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	129.2600	170.62	283,059	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1348 HX Base Yr 2024



688 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		283,059
TOTAL MARKET OB/XF VALUE		5,760
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		373,819
SOH/AGL Deduction		14,882
ASSESSED VALUE		358,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,215
TOTAL JUST VALUE		373,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002855	CO ISSUED	262,104	12/12/2023
230006090	NEW SFR	262,104	05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/744	12/12/2023	SW	Q	I	01	475,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: FISHER LINDA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,-10] W14 W15 S47 E7 D3R3 U3R3 E10 N4 E6 N43 $
FGR=[YR=2024;ORIG=39,33] S24 W21 N8 N5 E2 N4 U3R3 E10 N4 E6 $
FOP=[YR=2024;ORIG=10,-20] E15 S10 W15 N10 $
FOP=[YR=2024;ORIG=10,37] E7 D3R3 S4 W2 S5 W8 N12 $
.

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	576.00	SF	10.00	10.00	100	2024	2023		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 5,760

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