LOT 140
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

GRANGER KENNETH L/E/
704 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0140-0000

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 100
Interior Floo	01	NONE 0
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

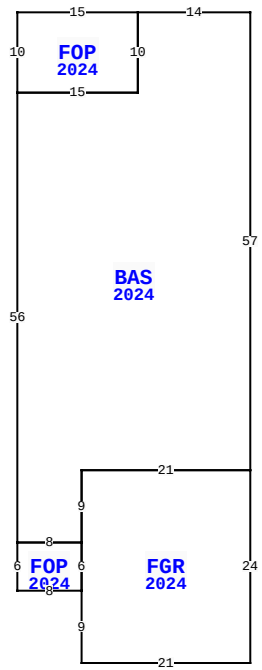
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2024	1,575	262,427
FGR	504	55	2024	277	46,154
FOP	48	30	2024	14	2,333
FOP	150	30	2024	45	7,498
TOTALS	2,277			1,911	318,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	126.2240	166.62	318,411	2023	2023	0	0	0	0.00	100.00

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



704 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		318,411
TOTAL MARKET OB/XF VALUE		2,891
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		406,302
SOH/AGL Deduction		117,835
ASSESSED VALUE		288,467
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		232,745
TOTAL JUST VALUE		406,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006517	CO ISSUED		05/18/2023
22016387	NEW CONSTR	303,157	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/934	7/28/2023	LE	U	V	11	100
GRANTOR: GRANGER KENNETH & CLA						
GRANTEE: GRANGER KENNETH ALL						
2645/844	5/30/2023	SW	Q	I	01	460,700
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: GRANGER KENNETH & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,0] W14 S10 W15 S56 E8 N9 E21 N57 $
FOP=[YR=2024;ORIG=106,0] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=99,66] W8 S6 E8 N6 $
FGR=[YR=2024;ORIG=120,57] W21 S9 S6 S9 E21 N24 $
.

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	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	100	2024	2023		100	2,891	

LAND DESCRIPTION

TOTAL OB/XF 2,891

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