

LOT 142
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

POOR LIVING TRUST/POOR EARL S TRUSTEE
720 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0142-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	31	HARDIE BRD 100	0900	01	2,421	126.2240	166.62	403,387	2023	2023	0	0	0.00	100.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024												Heated Area: 1977												HX Base Yr 2024											
Roof Cover	03	COMP SHNGL 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floo	13	LVT/LAMMT 100													BUILDING MARKET VALUE												403,387											
Interior Floo	01	NONE 0													TOTAL MARKET OB/XF VALUE												11,634											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												85,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												500,021											
Bedrooms		3 100													SOH/AGL Deduction												168,896											
Bathrooms		2.5 100													ASSESSED VALUE												331,125											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB VX 55,722											
Stories	1.	1. 100													BASE TAXABLE VALUE												275,403											
Units		0 100	TOTAL JUST VALUE												500,021																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												468,745																							
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	1,977	100	2024	1,977	329,408																																	
FGR	465	55	2024	256	42,655																																	
FOP	227	30	2024	68	11,330																																	
FSP	270	40	2024	108	17,995																																	
PTO	240	5	2024	12	1,999																																	
TOTALS			3,179		2,421	403,387																																
EXTRA FEATURES						720 CONTINUUM LOOP, YULEE																																
L N	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	756.00	SF	10.00	10.00	100	2024	2023		100	7,560																							
2	0911	SCRN RM A	0	100	24	240.00	SF	17.50	17.50	100	2024	2023		97	4,074																							
TOTAL OB/XF																		11,634																				
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																						