LOT 143
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

BACHELLER KEVIN & GINGER ANN
728 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0143-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

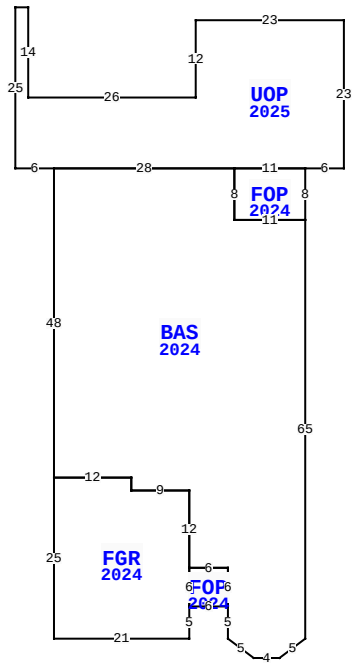
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2024	2,210	376,164
FGR	507	55	2024	279	47,489
FOP	36	30	2024	11	1,872
FOP	88	30	2024	26	4,425
UOP	865	20	2025	173	29,446
TOTALS	3,706			2,699	459,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,699	128.9472	170.21	459,397	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2210 HX Base Yr



728 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		459,397
TOTAL MARKET OB/XF VALUE		54,662
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		599,059
SOH/AGL Deduction		18,735
ASSESSED VALUE		580,324
TOTAL EXEMPTION VALUE	13	580,324
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		599,059
NCON VALUE		89,044
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003313	51 X 24 SCREEN PO	73,000	03/22/2024
SP230016328	NEW INGROUND SWIM	101,000	12/21/2023
230007645	CO ISSUED		06/14/2023
22015697	NEW CONSTR	405,195	10/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/913	6/21/2023	SW	Q	I	01	609,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BACHELLER KEVIN & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,0] W11 N8 W28 S48 E12 S2 E9 S12 E6 S6 S5 D3R4 E4 U3R4 N65 $
FGR=[YR=2024;ORIG=81,40] E12 S2 E9 S12 S6 S5 W21 N25 $
FOP=[YR=2024;ORIG=109,-8] E11 S8 W11 N8 $
FOP=[YR=2024;ORIG=102,54] E6 S6 W6 N6 $
UOP=[YR=2025;ORIG=75,-8] E6 E28 E11 E6 N23 W23 S12 W26 N14 W2 S25 $
.

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	618.00	SF	5.20	5.20	100	2024	2023		100	3,214	
2	0861	POOL GUNIT	0	100	0	0	314.00	SF	85.00	85.00	100	2025	2024		100	26,690	
4	0911	SCRN RM A	0	100	0	0	1,129.00	SF	17.50	17.50	100	2025	2024		100	19,758	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 54,662

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