

LOT 145
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

STYKA TIMOTHY & CHANIN M
744 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0145-0000



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 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
BAS	2,000	100
FGR	480	55
FOP	24	30
FSP	322	40
PTO	130	5
TOTALS	2,956	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,406	131.9717	174.20	419,125	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025 Heated Area: 2000 HX Base Yr 2025											
TOTALS	2,956		2,406	419,125							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		419,125	
TOTAL MARKET OB/XF VALUE		2,990	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		507,115	
SOH/AGL Deduction		0	
ASSESSED VALUE		507,115	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		456,393	
TOTAL JUST VALUE		507,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005935	CO ISSUED		05/09/2023
22012295	NEW CONSTR	327,788	08/11/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2643/810	5/22/2023	SW	Q	I	01
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: STYKA TIMOTHY & CHA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=140,10] W13 N10 W11 N8 W15 S53 E20 S7 E6 S4 S4 D2R4 E5 U2R4 N50 \$					
FSP=[YR=2024;ORIG=116,-8] E11 E13 S18 W13 N10 W11 N8 \$					
FOP=[YR=2024;ORIG=121,52] E6 S4 W6 N4 \$					
FGR=[YR=2024;ORIG=101,45] E20 S7 S4 S13 W20 N24 \$					
PTO=[YR=2024;ORIG=127,-18] E13 S10 W13 N10 \$					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	575.00	SF	5.20	5.20	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PD -	E 0.00	0.00	1.00	LT	1.00