LOT 148
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

EIDE JAN TUMER & GERALD TUMER
776 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0148-0000

BUILDING CHARACTERISTICS

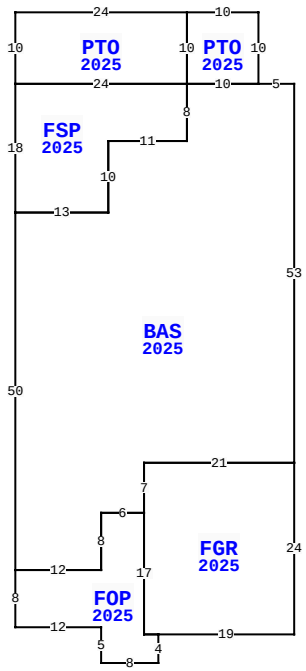
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,967	100	2025	1,967	313,599
FGR	504	55	2025	277	44,162
FOP	230	30	2025	69	11,001
FSP	322	40	2025	129	20,566
PTO	100	5	2025	5	797
PTO	240	5	2025	12	1,913
TOTALS	3,363			2,459	392,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,459	120.7776	159.43	392,038	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1967 HX Base Yr 2025



776 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		392,038
TOTAL MARKET OB/XF VALUE		11,050
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		488,088
SOH/AGL Deduction		0
ASSESSED VALUE		488,088
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		437,366
TOTAL JUST VALUE		488,088
NCON VALUE		403,088
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007076	NEW SCREEN ENCLOS	22,450	06/14/2024
220010951			01/22/2024
22018550	NEW CONSTR	379,163	12/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1673	1/26/2024	SW	Q	I	01	576,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: EIDE JAN TUMER & GE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=6,8] E13 N10 E11 N8 E10 E5 S53 W21 S7 W6 S8 W12 N50 $
FGR=[YR=2025;ORIG=24,43] E21 S24 W19 W2 N17 N7 $
FSP=[YR=2025;ORIG=6,8] E13 N10 E11 N8 W24 S18 $
FOP=[YR=2025;ORIG=18,50] E6 S17 E2 S4 W8 N5 W12 N8 E12 N8 $
PTO=[YR=2025;ORIG=6,-10] E24 N10 W24 S10 $
PTO=[YR=2025;ORIG=30,-10] E10 N10 W10 S10 $
.

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	625.00	SF	10.00	10.00	100	2025	2024		100	6,250	
2	0912	SCRN RM G	0	100	24	10	240.00	SF	20.00	20.00	100	2025	2024		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 11,050

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