LOT 150
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

WHITE FAMILY TRUST/WHITE LEIGH J TRUSTEE
792 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

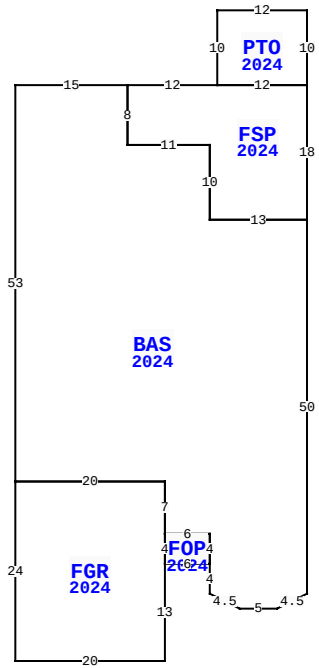
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,000	100	2024	2,000	327,280
FGR	480	55	2024	264	43,201
FOP	24	30	2024	7	1,145
FSP	322	40	2024	129	21,110
PTO	120	5	2024	6	982
TOTALS	2,946			2,406	393,718

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	123.9700	163.64	393,718	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2000 HX Base Yr 2024



792 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		393,718
TOTAL MARKET OB/XF VALUE		12,232
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		490,950
SOH/AGL Deduction		159,080
ASSESSED VALUE		331,870
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,148
TOTAL JUST VALUE		490,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008094	CO ISSUED		06/23/2023
22016656	NEW CONSTR	377,498	11/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/357	7/07/2023	SW	Q	I	01	630,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WHITE FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,16] W13 N10 W11 N8 W15 S53 E20 S7 E6 S4 S4 D2R4 E5 U2R4 N50 $
FGR=[YR=2024;ORIG=101,51] W20 S24 E20 N13 N4 N7 $
FOP=[YR=2024;ORIG=101,58] E6 S4 W6 N4 $
FSP=[YR=2024;ORIG=120,16] N18 W12 W12 S8 E11 S10 E13 $
PTO=[YR=2024;ORIG=108,-12] E12 S10 W12 N10 $
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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	582.00	SF	10.00	10.00	100	2024	2023		100	5,820	
2	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2024	2023		98	6,115	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,232

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