LOT 152
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MICHELLI JOHN ANTHONY/PATTERSON NANCY
3300 BLACKBERRY LN
DAVIDSONVILLE, MD 21035

2025

50-3N-27-1004-0152-0000

BUILDING CHARACTERISTICS

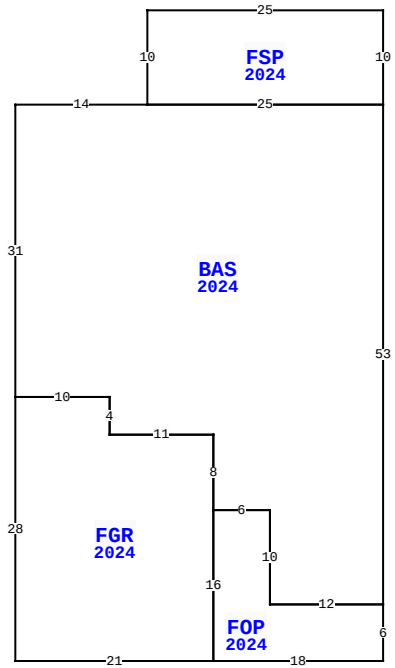
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,589	100	2024	1,589	263,329
FGR	544	55	2024	299	49,550
FOP	168	30	2024	50	8,286
FSP	250	40	2024	100	16,572
TOTALS	2,551			2,038	337,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,038	125.5478	165.72	337,737	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1589 HX Base Yr 2024



808 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,737
TOTAL MARKET OB/XF VALUE		5,580
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		428,317
SOH/AGL Deduction		149,112
ASSESSED VALUE		279,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,483
TOTAL JUST VALUE		428,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004031	CO ISSUED		11/03/2023
230004031	HTD1600 GAR539 P4	317,618	03/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1867	6/18/2025	WD	Q	I	01	495,900
GRANTOR: BELKONEN ALAN & SANDR						
GRANTEE: MICHELLI JOHN ANTHO						
2685/451	12/12/2023	SW	Q	I	01	481,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BELKONEN ALAN & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] E14 E25 S53 W12 N10 W6 N8 W11 N4 W10 N31 $
FGR=[YR=2024;ORIG=21,35] W11 N4 W10 S28 E21 N16 N8 $
FOP=[YR=2024;ORIG=39,53] W12 N10 W6 S16 E18 N6 $
FSP=[YR=2024;ORIG=39,-10] W25 S10 E25 N10 $
.

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	558.00	SF	10.00	10.00	100	2024	2023		100	5,580	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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