LOT 153
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

LAM TONYA
816 CONTINUUM LOOP
YULEE, FL 32097

**2025**

**50-3N-27-1004-0153-0000**

## BUILDING CHARACTERISTICS

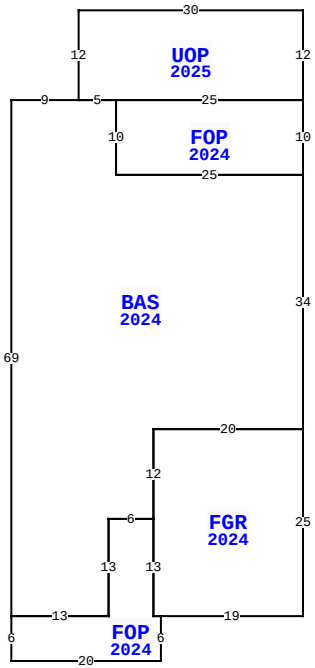
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,863 | 100 | 2024 | 1,863 | 303,203 |
| FGR | 500 | 55 | 2024 | 275 | 44,756 |
| FOP | 198 | 30 | 2024 | 59 | 9,602 |
| FOP | 250 | 30 | 2024 | 75 | 12,206 |
| UOP | 360 | 20 | 2025 | 72 | 11,718 |
| TOTALS | 3,171 | | | 2,344 | 381,486 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,344 | 123.2938 | 162.75 | 381,486 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1863 HX Base Yr 2024




816 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 | | 381,486 |
| TOTAL MARKET OB/XF VALUE | | 10,189 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 476,675 |
| SOH/AGL Deduction | | 17,185 |
| ASSESSED VALUE | | 459,490 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 403,768 |
| TOTAL JUST VALUE | | 476,675 |
| NCON VALUE | | 18,677 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 428,390 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240005726 | SCREEN ENCLOSURE | 24,300 | 05/10/2024 |
| 230012535 | CO ISSUED | | 09/28/2023 |
| 23001095 | NEW CONSTR | 357,538 | 01/25/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2674/178 | 10/13/2023 | SW | Q | I | 02 | 539,800 |

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: LAM TONYA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,-10] E9 E5 S10 E25 S34 W20 S12 W6 S13 W13 N69 $
FGR=[YR=2024;ORIG=69,34] W20 S12 S13 E1 E19 N25 $
FOP=[YR=2024;ORIG=69,-10] W25 S10 E25 N10 $
FOP=[YR=2024;ORIG=49,46] W6 S13 W13 S6 E20 N6 W1 N13 $
UOP=[YR=2025;ORIG=39,-10] E5 E25 N12 W30 S12 $
.

## 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 | 621.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,229 | |
| 2 | 0912 | SCRN RM G | 0 | 100 | 29 | 12 | 348.00 | SF | 20.00 | 20.00 | 100 | 2025 | 2024 | | 100 | 6,960 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,189

| 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