LOT 155
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

ZELENSKI MICHAEL EDWARD
832 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0155-0000

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 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

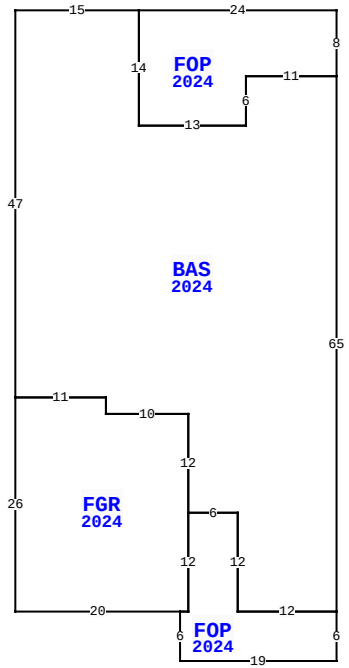
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	2024	1,979	362,117
FGR	526	55	2024	289	52,881
FOP	186	30	2024	56	10,247
FOP	270	30	2024	81	14,821
TOTALS	2,961			2,405	440,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,405	138.6210	182.98	440,067	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1979 HX Base Yr



832 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	440,067
TOTAL MARKET OB/XF VALUE	6,600
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	531,667
SOH/AGL Deduction	0
ASSESSED VALUE	531,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,667
TOTAL JUST VALUE	531,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007691	CO ISSUED		06/14/2023
22016189	NEW CONSTR	381,521	10/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1990	6/23/2023	SW	Q	I	01	673,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ZELENSKI MICHAEL ED

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,5] W11 S6 W13 N14 W15 S47 E11 S2 E10 S12 E6 S12 E12 N65 $
FOP=[YR=2024;ORIG=140,5] N8 W24 S14 E13 N6 E11 $
FGR=[YR=2024;ORIG=101,44] E11 S2 E10 S12 S12 W1 W20 N26 $
FOP=[YR=2024;ORIG=140,70] S6 W19 N6 E1 N12 E6 S12 E12 $
.

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	0	0	0	660.00	SF	10.00	10.00	100	2024	2023		100	6,600	

LAND DESCRIPTION

TOTAL OB/XF 6,600

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	0		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