LOT 156
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

DAVIES SHARON KAY
840 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

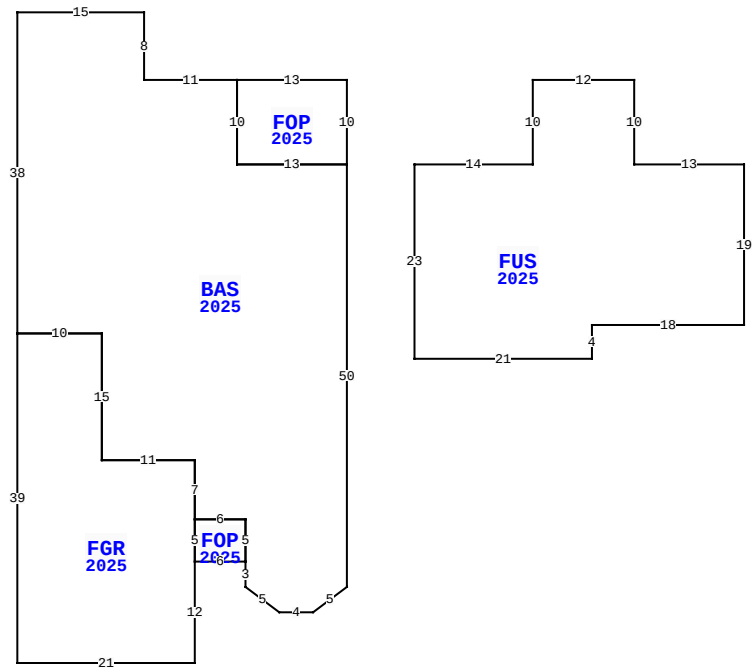
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,841	100	2025	1,841	281,268
FGR	654	55	2025	360	55,001
FOP	30	30	2025	9	1,375
FOP	130	30	2025	39	5,958
FUS	945	100	2025	945	144,377
TOTALS	3,600			3,194	487,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,194	115.7452	152.78	487,979	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2786 HX Base Yr



840 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	487,979
TOTAL MARKET OB/XF VALUE	5,950
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	578,929
SOH/AGL Deduction	0
ASSESSED VALUE	578,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,929
TOTAL JUST VALUE	578,929
NCON VALUE	493,929
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004248			01/17/2024
230008195	NEW SFR	503,978	06/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/110	1/19/2024	SW	Q	I	02	691,500

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DAVIES SHARON KAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=79,58] N50 W13 N10 W11 N8 W15 S38 E10 S15 E11 S7 E6 S5 S3 D3R4 E4 U3R4 $
FOP=[YR=2025;ORIG=66,-2] E13 S10 W13 N10 $
FOP=[YR=2025;ORIG=61,50] E6 S5 W6 N5 $
FGR=[YR=2025;ORIG=40,67] N39 E10 S15 E11 S7 S5 S12 W21 $
FUS=[YR=2025;ORIG=101,-2] E12 S10 E13 S19 W18 S4 W21 N23 E14 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	0	0	0	595.00	SF	10.00	10.00	100	2025	2024		100	5,950	

LAND DESCRIPTION

TOTAL OB/XF 5,950

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