

LOT 157
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MARIN ROBERT G & AMY E
848 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0157-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0900	01	2,272	123.2938	162.75	369,768	2024	2024	0	0	0.00	100.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025												Heated Area: 1863																				
Roof Cover	03	COMP SHNGL 100													HX Base Yr																				
Interior Wall	05	DRYWALL 100																																	
Interior Floo	13	LVT/LAMMT 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	2025	1,863	303,203																														
FGR	500	55	2025	275	44,756																														
FOP	198	30	2025	59	9,602																														
FOP	250	30	2025	75	12,206																														
TOTALS			2,811		2,272	369,768																													
EXTRA FEATURES						848 CONTINUUM LOOP, YULEE												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						05/13/2025 MLU					
L N	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	660.00	SF	10.00	10.00	100	2025	2024		100	6,600																			
2	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2025	2024		100	31,875																			
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000																			
4	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00	10.00	100	2025	2024		100	6,280																			
5	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2025	2024		100	4,080																			
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300																			
LAND DESCRIPTION																		TOTAL OB/XF 51,135																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																			