LOT 192
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WILHELM STEVEN C & KIMBERLY G L/E/
117 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0192-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

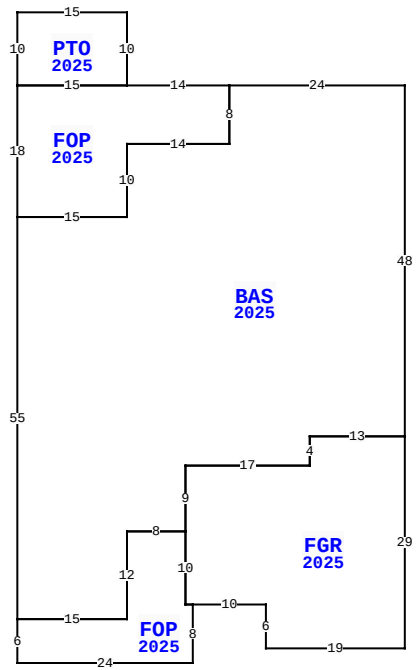
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,709	100	2025	2,709	423,715
FGR	736	55	2025	405	63,346
FOP	242	30	2025	73	11,418
FOP	382	30	2025	115	17,987
PTO	150	5	2025	8	1,251
TOTALS	4,219			3,310	517,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,310	118.4960	156.41	517,717	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2709 HX Base Yr 2025



117 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		517,717
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		636,967
SOH/AGL Deduction		0
ASSESSED VALUE		636,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		586,245
TOTAL JUST VALUE		636,967
NCON VALUE		526,467
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013562	INSTALL 30X14 SCR	11,000	12/09/2024
CO240004461	PRIVATE PROVIDER	517,084	04/18/2024
B230014115		517,084	11/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/239	7/07/2025	WD	U	I	11	100
GRANTOR: WILHELM STEVEN C & KI						
GRANTEE: WILHELM BRANDON						
2709/1716	4/30/2024	SW	Q	I	02	835,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILHELM STEVEN C &						

BUILDING NOTES

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	875.00	SF	10.00	10.00	100	2025	2024		100	8,750	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=104,-10] W24 S8 W14 S10 W15 S55 E15 N12 E8 N9 E17 N4 E13 N48 $
FOP=[YR=2025;ORIG=51,8] E15 N10 E14 N8 W14 W15 S18 $
FOP=[YR=2025;ORIG=66,51] E8 S10 E1 S8 W24 N6 E15 N12 $
FGR=[YR=2025;ORIG=74,42] E17 N4 E13 S29 W19 N6 W10 W1 N10 N9 $
PTO=[YR=2025;ORIG=51,-20] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	000134	C	RES POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.30	85,000.00	110,500.00	110,500							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS