LOT 194
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

HAZARD PATRICK/MADER CLAUDIA
112 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

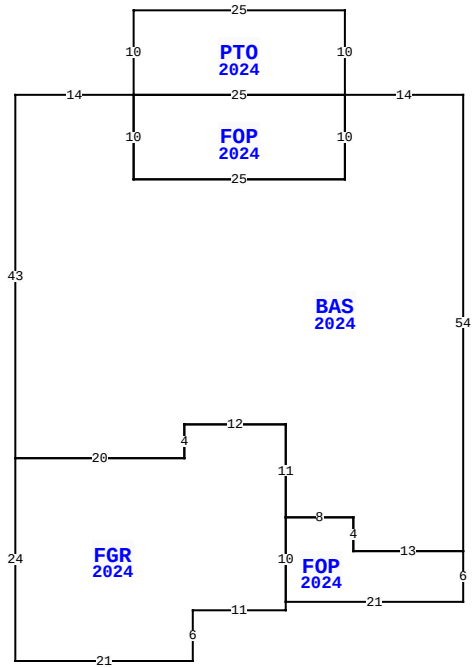
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,180	100	2024	2,180	352,637
FGR	750	55	2024	412	66,645
FOP	158	30	2024	47	7,603
FOP	250	30	2024	75	12,132
PTO	250	5	2024	12	1,941
TOTALS	3,588			2,726	440,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,726	122.5440	161.76	440,958	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2180 HX Base Yr 2024



112 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		440,958
TOTAL MARKET OB/XF VALUE		10,250
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		561,708
SOH/AGL Deduction		22,826
ASSESSED VALUE		538,882
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		488,160
TOTAL JUST VALUE		561,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003199	CO ISSUED		11/09/2023
230003199	HTD2179 GAR750 P4	428,253	03/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1763	11/10/2023	SW	Q	I	01	671,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: HAZARD PATRICK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=83,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2024;ORIG=44,0] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=62,50] E8 S4 E13 S6 W21 N10 $
FGR=[YR=2024;ORIG=30,43] E20 N4 E12 S11 S10 S1 W11 S6 W21 N24 $
PTO=[YR=2024;ORIG=44,-10] E25 S10 W25 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	100	0	0	1,025.00	SF	10.00	10.00	100	2024	2023		100	10,250	

LAND DESCRIPTION

TOTAL OB/XF 10,250

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	1.30	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