LOT 196
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

NEAL TONY L & MELINDA W
128 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0196-0000

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
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

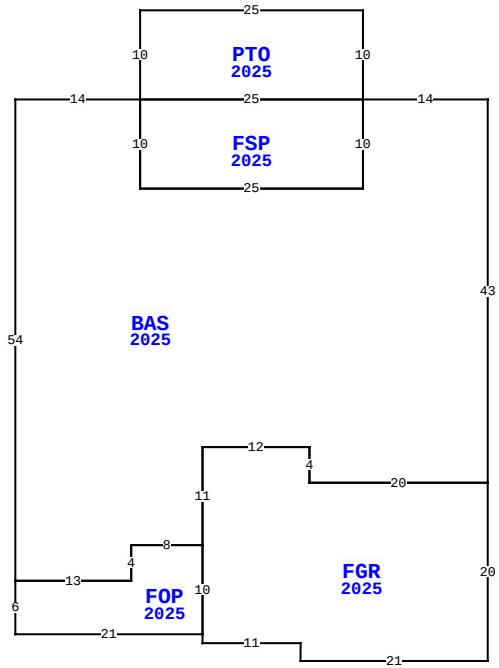
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2025	2,180	352,637
FGR	666	55	2025	366	59,204
FOP	158	30	2025	47	7,603
FSP	250	40	2025	100	16,176
PTO	250	5	2025	12	1,941
TOTALS	3,504			2,705	437,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,705	122.5440	161.76	437,561	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2180 HX Base Yr 2025



128 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		437,561
TOTAL MARKET OB/XF VALUE		15,525
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		563,586
SOH/AGL Deduction		0
ASSESSED VALUE		563,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		512,864
TOTAL JUST VALUE		563,586
NCON VALUE		453,086
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006954	26' X 10.5' SCREE	4,500	06/12/2024
CO240004824	PRIVATE PROVIDER	422,735	04/25/2024
230006722	NEW SFR	422,735	05/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/434	4/26/2024	SW	Q	I	01	696,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: NEAL TONY L & MELIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,0] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 W13 N54 $
FGR=[YR=2025;ORIG=63,43] W20 N4 W12 S11 S10 S1 E11 S2 E21 N20 $
FSP=[YR=2025;ORIG=49,0] W25 S10 E25 N10 $
PTO=[YR=2025;ORIG=24,-10] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=31,50] W8 S4 W13 S6 E21 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	1,115.00	SF	10.00	10.00	100	2025	2024		100	11,150	
2	0911	SCRN RM A	0	100	10	25	250.00	SF	17.50	17.50	100	2025	2024		100	4,375	

LAND DESCRIPTION

TOTAL OB/XF 15,525

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