LOT 204
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

RUSCHMEIER DOROTHY
192 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0204-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

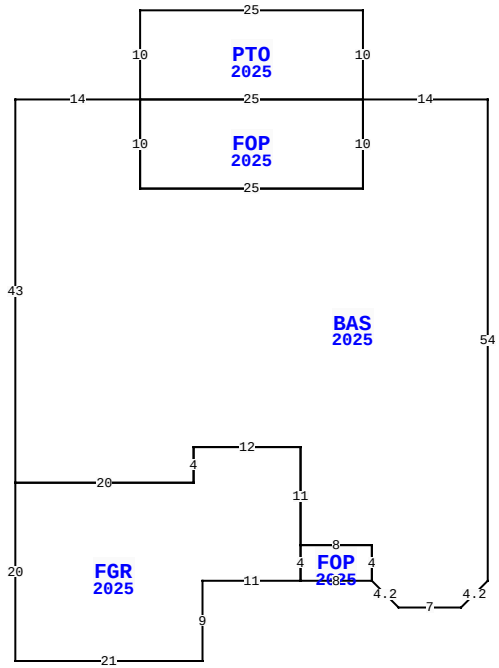
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,210	100	2025	2,210	355,545
FGR	589	55	2025	324	52,125
FOP	32	30	2025	10	1,609
FOP	250	30	2025	75	12,066
PTO	250	5	2025	12	1,931
TOTALS	3,331			2,631	423,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	121.8816	160.88	423,275	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2210 HX Base Yr



192 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	423,275
TOTAL MARKET OB/XF VALUE	6,200
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	514,475
SOH/AGL Deduction	2,500
ASSESSED VALUE	511,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	511,975
TOTAL JUST VALUE	514,475
NCON VALUE	423,275
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000166	PRIVATE PROVIDER	412,797	01/07/2025
B240008936	PRIVATE PROVIDER	412,797	07/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/194	1/31/2025	SW	Q	I	01	715,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: RUSCHMEIER DOROTHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=110,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 D3R3 E7 U3R3 N54 $
FOP=[YR=2025;ORIG=71,0] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=89,50] E8 S4 W8 N4 $
FGR=[YR=2025;ORIG=57,43] E20 N4 E12 S11 S4 W11 S9 W21 N20 $
PTO=[YR=2025;ORIG=71,0] N10 E25 S10 W25 $
.

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	620.00	SF	10.00	10.00	100	2025	2024		100	6,200	

LAND DESCRIPTION

TOTAL OB/XF 6,200

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