LOT 216
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

GUARINO REVOCABLE TRUST/GUARINO ROBERT J TRUSTEE
250 CONTINUUM LOOP
YULEE, FL 32097

**2025**

**50-3N-27-1004-0216-0000**

## 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

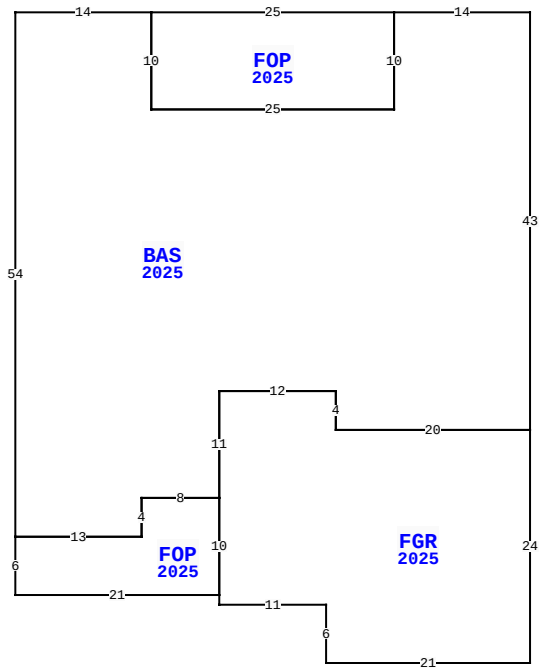
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| 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 | 750 | 55 | 2025 | 412 | 66,645 |
| FOP | 158 | 30 | 2025 | 47 | 7,603 |
| FOP | 250 | 30 | 2025 | 75 | 12,132 |
| TOTALS | 3,338 | | | 2,714 | 439,017 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,714 | 122.5440 | 161.76 | 439,017 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

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




250 CONTINUUM LOOP, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 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 | | 439,017 |
| TOTAL MARKET OB/XF VALUE | | 6,565 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 530,582 |
| SOH/AGL Deduction | | 155,974 |
| ASSESSED VALUE | | 374,608 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 323,886 |
| TOTAL JUST VALUE | | 530,582 |
| NCON VALUE | | 445,582 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 250003353 | 10 X 27 X 10 TALL | 17,500 | 04/02/2025 |
| CO240011416 | PRIVATE PROVIDER | 422,895 | 10/08/2024 |
| B240004888 | PRIVATE PROVIDER | 422,895 | 04/25/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2745/977 | 10/21/2024 | SW | Q | I | 01 | 730,400 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: GUARINO REVOCABLE T

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=57,-11] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 W13 N54 $
FOP=[YR=2025;ORIG=96,-11] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=78,39] W8 S4 W13 S6 E21 N10 $
FGR=[YR=2025;ORIG=110,32] W20 N4 W12 S11 S10 S1 E11 S6 E21 N24 $
.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,010.00 | SF | 6.50 | 6.50 | 100 | 2025 | 2024 | | 100 | 6,565 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,565

| 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 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 07/07/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS