LOT 223
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PAGE FRANK & MICHELE
322 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0223-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

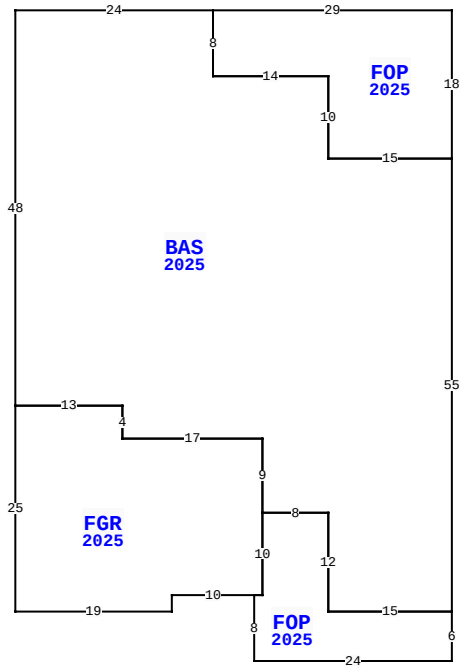
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

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	660	55	2025	363	56,777
FOP	242	30	2025	73	11,418
FOP	382	30	2025	115	17,987
TOTALS	3,993			3,260	509,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,260	118.4960	156.41	509,897	2024	2024	0	0	0	0.00	100.00

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



322 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		509,897
TOTAL MARKET OB/XF VALUE		10,050
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		604,947
SOH/AGL Deduction		106,940
ASSESSED VALUE		498,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		447,285
TOTAL JUST VALUE		604,947
NCON VALUE		519,947
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008514	PRIVATE PROVIDER	512,237	07/22/2024
B240000982	PRIVATE PROVIDER	512,237	01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1377	7/29/2024	SW	Q	I	01	746,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PAGE FRANK & MICHEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,-7] E24 S8 E14 S10 E15 S55 W15 N12 W8 N9 W17 N4 W13 N48 $
FOP=[YR=2025;ORIG=93,-7] W29 S8 E14 S10 E15 N18 $
FOP=[YR=2025;ORIG=93,66] W15 N12 W8 S10 W1 S8 E24 N6 $
FGR=[YR=2025;ORIG=70,45] W17 N4 W13 S25 E19 N2 E10 E1 N10 N9 $
.

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	1,005.00	SF	10.00	10.00	100	2025	2024		100	10,050	

LAND DESCRIPTION

TOTAL OB/XF 10,050

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 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS