LOT 225
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

DEAN-GRAVELY TRUST/DEAN DOUGLAS CARL TRUSTEE
346 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0225-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

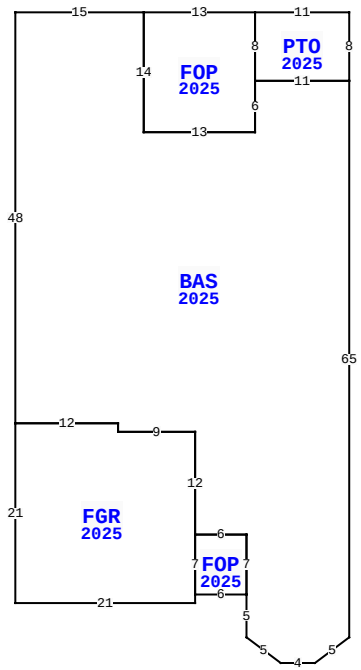
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,013	100	2025	2,013	330,615
FGR	432	55	2025	238	39,089
FOP	42	30	2025	13	2,135
FOP	182	30	2025	55	9,033
PTO	88	5	2025	4	657
TOTALS	2,757			2,323	381,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,323	124.4208	164.24	381,530	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2013 HX Base Yr 2025



346 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		381,530
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		473,530
SOH/AGL Deduction		268,113
ASSESSED VALUE		205,417
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		149,695
TOTAL JUST VALUE		473,530
NCON VALUE		388,530
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001967	PRIVATE PROVIDER	369,760	02/16/2024
230012232	NEW SFR	369,760	09/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1553	3/19/2024	SW	Q	I	02	609,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DEAN-GRAVELY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=99,4] W11 S6 W13 N14 W15 S48 E12 S1 E9 S12 E6 S7 S5 D3R4 E4 U3R4 N65 $
FGR=[YR=2025;ORIG=60,44] E12 S1 E9 S12 S7 S1 W21 N21 $
FOP=[YR=2025;ORIG=81,57] E6 S7 W6 N7 $
FOP=[YR=2025;ORIG=75,-4] E13 S8 S6 W13 N14 $
PTO=[YR=2025;ORIG=88,-4] E11 S8 W11 N8 $
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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	700.00	SF	10.00	10.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS