LOT 226
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

DICKSTEIN RICHARD J
354 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0226-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

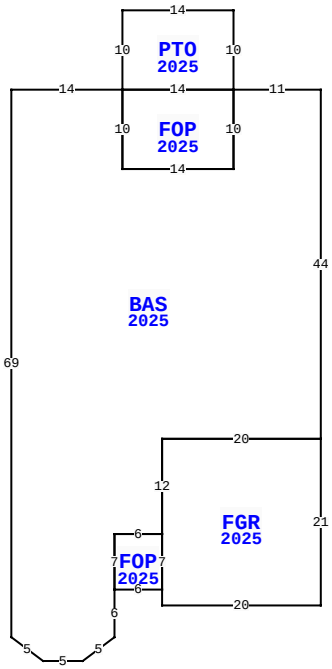
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2025	2,000	327,280
FGR	420	55	2025	231	37,801
FOP	42	30	2025	13	2,127
FOP	140	30	2025	42	6,873
PTO	140	5	2025	7	1,145
TOTALS	2,742			2,293	375,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	123.9700	163.64	375,227	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2000 HX Base Yr 2025



354 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		375,227
TOTAL MARKET OB/XF VALUE		3,640
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,867
SOH/AGL Deduction		0
ASSESSED VALUE		463,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		413,145
TOTAL JUST VALUE		463,867
NCON VALUE		378,867
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004944			01/22/2024
230009747	NEW SFR	369,676	07/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/583	2/09/2024	SW	Q	I	01	579,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DICKSTEIN RICHARD J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=49,7] W11 S10 W14 N10 W14 S69 D3R4 E5 U3R4 N6 N7 E6 N12 E20 N44 $
FOP=[YR=2025;ORIG=24,7] E14 S10 W14 N10 $
FGR=[YR=2025;ORIG=29,51] E20 S21 W20 N2 N7 N12 $
FOP=[YR=2025;ORIG=23,63] E6 S7 W6 N7 $
PTO=[YR=2025;ORIG=24,-3] E14 S10 W14 N10 $
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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	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	2025	2024		100	3,640	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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