LOT 233
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

GOOD CANDY A & DAVID R
410 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0233-0000

BUILDING CHARACTERISTICS

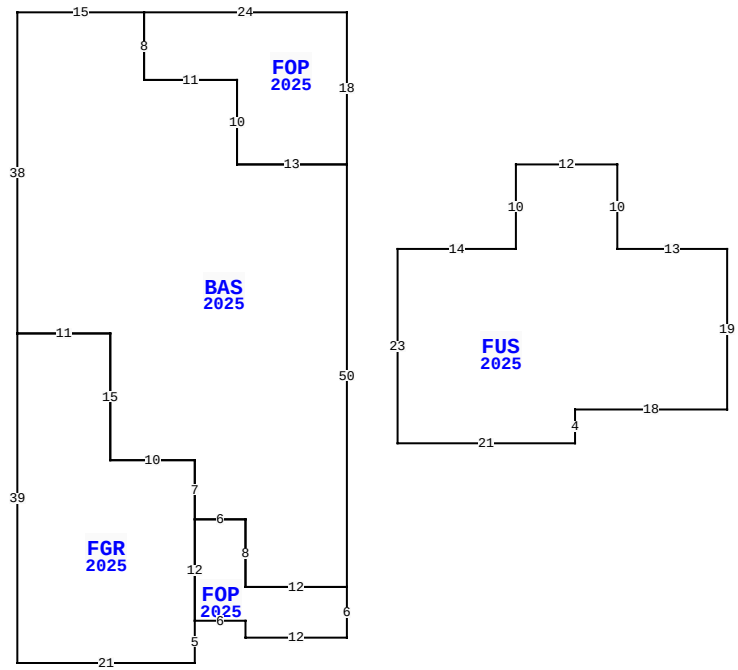
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,802	100	2025	1,802	276,823
FGR	669	55	2025	368	56,532
FOP	144	30	2025	43	6,606
FOP	322	30	2025	97	14,901
FUS	945	100	2025	945	145,171
TOTALS	3,882			3,255	500,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,255	116.3800	153.62	500,033	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2747 HX Base Yr



410 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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		500,033
TOTAL MARKET OB/XF VALUE		3,803
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		588,836
SOH/AGL Deduction		0
ASSESSED VALUE		588,836
TOTAL EXEMPTION VALUE	13	588,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		588,836
NCON VALUE		503,836
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012625	PRIVATE PROVIDER	512,707	11/08/2024
B240005374	PRIVATE PROVIDER	512,707	05/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/158	11/18/2024	SW	Q	I	01	697,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GOOD CANDY A & DAVI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,17] W13 N10 W11 N8 W15 S38 E11 S15 E10 S7 E6 S8 E12 N50 $
FGR=[YR=2025;ORIG=61,37] E11 S15 E10 S7 S12 S5 W21 N39 $
FOP=[YR=2025;ORIG=82,59] E6 S8 E12 S6 W12 N2 W6 N12 $
FOP=[YR=2025;ORIG=76,-1] E24 S18 W13 N10 W11 N8 $
FUS=[YR=2025;ORIG=120,17] E12 S10 E13 S19 W18 S4 W21 N23 E14 N10 $
.

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	585.00	SF	6.50	6.50	100	2025	2024		100	3,803	

LAND DESCRIPTION

TOTAL OB/XF 3,803

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