LOT 234
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

BRANDT NANCY ANN
418 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0234-0000

BUILDING CHARACTERISTICS

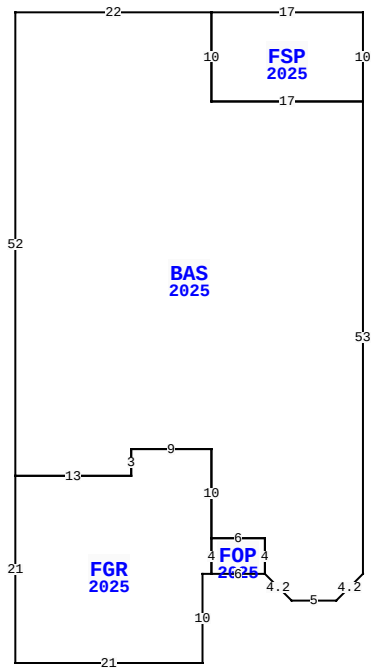
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,018	100	2025	2,018	325,423
FGR	479	55	2025	263	42,411
FOP	24	30	2025	7	1,129
FSP	170	40	2025	68	10,966
TOTALS	2,691			2,356	379,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	122.1668	161.26	379,929	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2018 HX Base Yr



418 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	379,929
TOTAL MARKET OB/XF VALUE	3,998
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	468,927
SOH/AGL Deduction	0
ASSESSED VALUE	468,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	468,927
TOTAL JUST VALUE	468,927
NCON VALUE	383,927
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013928	INSTALL 34 X 31 P	32,000	12/17/2024
SP240013926	NEW INGROUND SWIM	79,000	12/17/2024
CO240011772	PRIVATE PROVIDER	374,384	10/21/2024
B240004899	PRIVATE PROVIDER	374,384	04/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/1092	10/29/2024	SW	Q	I	02	508,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BRANDT NANCY ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=150,20] E22 S10 E17 S53 D3L3 W5 U3L3 N4 W6 N10 W9 S3 W13 N52 $
FGR=[YR=2025;ORIG=171,93] W21 N21 E13 N3 E9 S10 S4 W1 S10 $
FSP=[YR=2025;ORIG=172,20] E17 S10 W17 N10 $
FOP=[YR=2025;ORIG=172,79] E6 S4 W6 N4 $
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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	0810	CONCRETE A	0	0	0	0	615.00	SF	6.50	6.50	100	2025	2024		100	3,998	

LAND DESCRIPTION

TOTAL OB/XF 3,998

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	0		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