LOT 237
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

HAGERTY BRIAN & LISA R
442 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0237-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

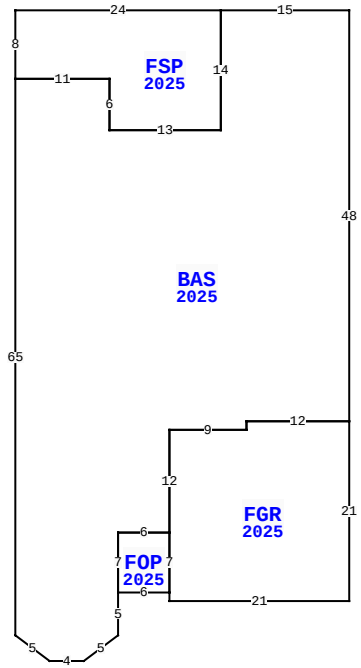
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
FSP	270	40	2025	108	17,738
TOTALS	2,757			2,372	389,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,372	124.4208	164.24	389,577	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2013 HX Base Yr



442 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	389,577
TOTAL MARKET OB/XF VALUE	7,676
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	482,253
SOH/AGL Deduction	0
ASSESSED VALUE	482,253
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,253
TOTAL JUST VALUE	482,253
NCON VALUE	397,253
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004077	PRIVATE PROVIDER	372,360	04/10/2024
B230014748		372,360	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2714/93	5/21/2024	SW	Q	I	01	583,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HAGERTY BRIAN & LIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=41,8] E11 S6 E13 N14 E15 S48 W12 S1 W9 S12 W6 S7 S5 D3L4 W4 U3L4 N65 $
FGR=[YR=2025;ORIG=80,48] W12 S1 W9 S12 S7 S1 E21 N21 $
FSP=[YR=2025;ORIG=65,0] W24 S8 E11 S6 E13 N14 $
FOP=[YR=2025;ORIG=59,61] W6 S7 E6 N7 $
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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	0	0	0	680.00	SF	5.20	5.20	100	2025	2024		100	3,536	
2	0462	ST/AL FNC	0	0	0	0	384.00	SF	10.00	10.00	100	2025	2024		100	3,840	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,676

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	000134	C	RES POND	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 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