LOT 238
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

ST CLAIR DAVID & JOYCE/
450 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0238-0000

BUILDING CHARACTERISTICS

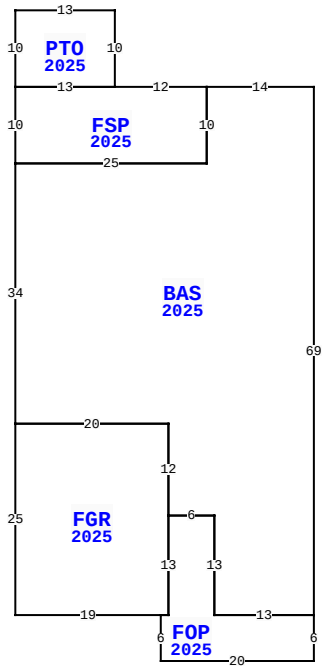
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,863	100	2025	1,863	303,203
FGR	500	55	2025	275	44,756
FOP	198	30	2025	59	9,602
FSP	250	40	2025	100	16,275
PTO	130	5	2025	6	977
TOTALS	2,941			2,303	374,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	123.2938	162.75	374,813	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1863 HX Base Yr 2025



450 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,813
TOTAL MARKET OB/XF VALUE		3,354
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,167
SOH/AGL Deduction		0
ASSESSED VALUE		463,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		412,445
TOTAL JUST VALUE		463,167
NCON VALUE		378,167
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003903	PRIVATE PROVIDER	354,963	04/05/2024
230011830	NEW SFR	354,963	09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/562	4/15/2025	LE	U	I	11	100
GRANTOR: ST CLAIR DAVID & JOYC						
GRANTEE: ST CLAIR FAMILY TRU						
2706/911	4/11/2024	SW	Q	I	02	534,800
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: STCLAIR DAVID & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=109,10] W14 S10 W25 S34 E20 S12 E6 S13 E13 N69 $
FGR=[YR=2025;ORIG=70,54] E20 S12 S13 W1 W19 N25 $
FSP=[YR=2025;ORIG=70,10] E13 E12 S10 W25 N10 $
FOP=[YR=2025;ORIG=90,66] E6 S13 E13 S6 W20 N6 E1 N13 $
PTO=[YR=2025;ORIG=70,0] E13 S10 W13 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	0811	CONCRETE B	0	100	0	0	645.00	SF	5.20	5.20	100	2025	2024		100	3,354	

LAND DESCRIPTION

TOTAL OB/XF 3,354

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	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