

LOT 240
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

O'DEA MICHAEL P & LYNNE A REVOCABLE TRUST/O'DEA MI
466 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0240-0000



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 Floop	11	CLAY TILE 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
BAS	1,863	100
FGR	420	55
FOP	202	30
FSP	250	40
PTO	140	5
TOTALS	2,875	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,262	136.3670	180.00	407,160	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025 Heated Area: 1863 HX Base Yr 2025											
TOTALS	2,875		2,262	407,160							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		407,160	
TOTAL MARKET OB/XF VALUE		9,750	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		501,910	
SOH/AGL Deduction		302,520	
ASSESSED VALUE		199,390	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		148,668	
TOTAL JUST VALUE		501,910	
NCON VALUE		416,910	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010888	NEW SCREEN ENCLOS	11,500	09/23/2024
C0240007005	PRIVATE PROVIDER	349,988	06/13/2024
B240000947	PRIVATE PROVIDER	349,988	01/24/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2721/1071	6/21/2024	SW	Q	I	01
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: O'DEA MICHAEL P & L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2025;ORIG=0,-10] E14 S10 E25 S34 W20 S12 W6 S13 W13 N69 \$					
FSP=[YR=2025;ORIG=39,0] W25 N10 E11 E14 S10 \$					
FGR=[YR=2025;ORIG=39,34] W20 S12 S9 E1 E19 N21 \$					
FOP=[YR=2025;ORIG=19,46] W6 S13 W13 S6 E20 N10 W1 N9 \$					
PTO=[YR=2025;ORIG=25,-20] E14 S10 W14 N10 \$					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	730.00	SF	10.00	10.00	100	2025
2	0911	SCRN RM A	0 100	14	10	140.00	SF	17.50	17.50	100	2025

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PD -	E 0.00	0.00	1.00	LT	1.00