LOT 246
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MONE KATHLEEN A
517 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0246-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

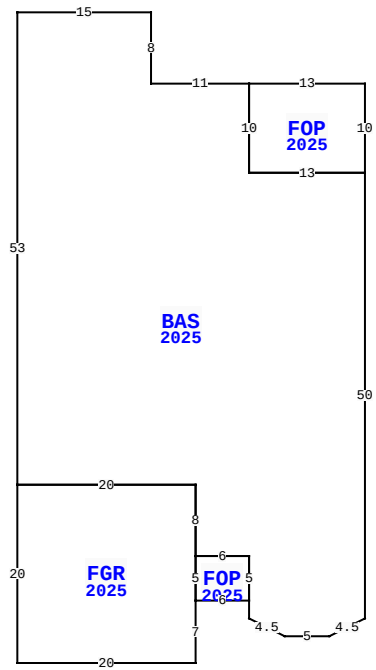
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2025	2,006	323,488
FGR	400	55	2025	220	35,477
FOP	30	30	2025	9	1,451
FOP	130	30	2025	39	6,289
TOTALS	2,566			2,274	366,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,274	122.1668	161.26	366,705	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2006 HX Base Yr 2025



517 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		366,705
TOTAL MARKET OB/XF VALUE		5,850
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		457,555
SOH/AGL Deduction		0
ASSESSED VALUE		457,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		406,833
TOTAL JUST VALUE		457,555
NCON VALUE		366,705
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012411	PRIVATE PROVIDER	363,371	11/04/2024
B240005630	PRIVATE PROVIDER	363,371	05/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/1610	11/08/2024	SW	Q	I	01	524,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MONE KATHLEEN A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=83,2] E15 S8 E11 S10 E13 S50 D2L4 W5 U2L4 N2 N5 W6 N8 W20 N53 $
FOP=[YR=2025;ORIG=109,63] W6 S5 E6 N5 $
FGR=[YR=2025;ORIG=103,55] W20 S20 E20 N7 N5 N8 $
FOP=[YR=2025;ORIG=122,10] W13 S10 E13 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	0855	CONC PAVER	0	100	0	0	585.00	SF	10.00	10.00	100	2025	2024		100	5,850	

LAND DESCRIPTION

TOTAL OB/XF 5,850

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