LOT 247
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

DEWALT BRUCE/SHARP TRACIE
509 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0247-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

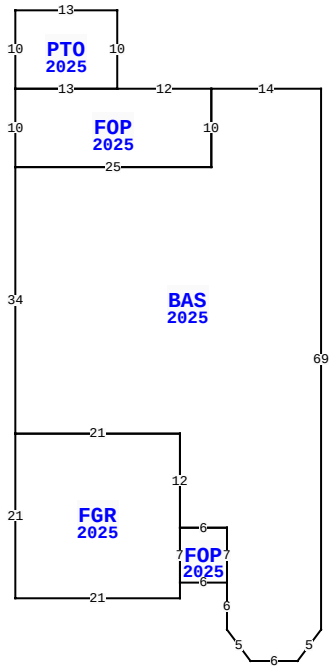
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,874	100	2025	1,874	304,994
FGR	441	55	2025	243	39,548
FOP	42	30	2025	13	2,116
FOP	250	30	2025	75	12,206
PTO	130	5	2025	6	977
TOTALS	2,737			2,211	359,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	123.2938	162.75	359,840	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1874 HX Base Yr



509 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	359,840
TOTAL MARKET OB/XF VALUE	6,800
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	451,640
SOH/AGL Deduction	2,500
ASSESSED VALUE	449,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,140
TOTAL JUST VALUE	451,640
NCON VALUE	366,640
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002585	BIRD CAGE ON EXIS	14,650	03/12/2025
CO240012790	PRIVATE PROVIDER	350,255	11/14/2024
B240005437	PRIVATE PROVIDER	350,255	05/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/20	1/23/2025	SW	Q	I	01	517,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DEWALT BRUCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E25 N10 E14 S69 D4L3 W6 U4L3 N6 N7 W6 N12 W21 N34 $
FOP=[YR=2025;ORIG=45,0] W12 W13 S10 E25 N10 $
FOP=[YR=2025;ORIG=47,56] W6 S7 E6 N7 $
FGR=[YR=2025;ORIG=41,44] W21 S21 E21 N2 N7 N12 $
PTO=[YR=2025;ORIG=20,-10] E13 S10 W13 N10 $
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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	0855	CONC PAVER	0	0	0	0	680.00	SF	10.00	10.00	100	2025	2024		100	6,800	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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 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