LOT 249
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

LEPPING TIMOTHY B & SUSAN IRENE
485 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0249-0000

BUILDING CHARACTERISTICS

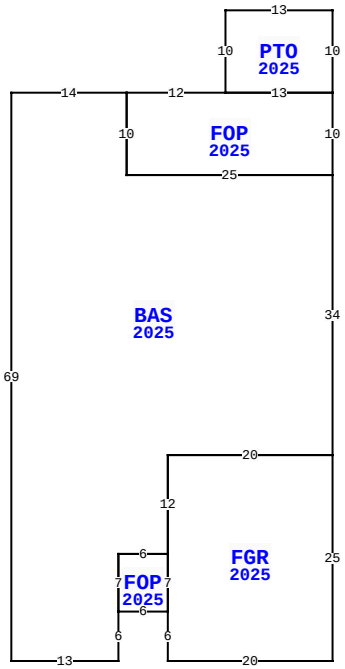
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	42	30	2025	13	2,116
FOP	250	30	2025	75	12,206
PTO	130	5	2025	6	977
TOTALS	2,785			2,232	363,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,232	123.2938	162.75	363,258	2024	2024	0	0	0	0.00	100.00

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



485 CONTINUUM LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,258
TOTAL MARKET OB/XF VALUE		3,640
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		451,898
SOH/AGL Deduction		0
ASSESSED VALUE		451,898
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		401,176
TOTAL JUST VALUE		451,898
NCON VALUE		366,898
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001744	10X22 SCREEN ENCL	11,000	02/20/2025
CO240013658	NEW SENIOR SFR -	350,116	12/10/2024
B240008072		350,116	07/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/599	12/20/2024	SW	Q	I	01	525,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: LEPPING TIMOTHY B &

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	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	2025	2024		100	3,640	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=80,67] N25 W20 S12 S7 S6 E20 $
BAS=[YR=2025;ORIG=80,42] N34 W25 N10 W14 S69 E13 N6 N7 E6 N12 E20 $
FOP=[YR=2025;ORIG=54,54] E6 S7 W6 N7 $
FOP=[YR=2025;ORIG=55,-2] E12 E13 S10 W25 N10 $
PTO=[YR=2025;ORIG=67,-12] E13 S10 W13 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,640

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 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