LOT 250
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

KNIPPEL JOHN & BEVERLY
477 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0250-0000

BUILDING CHARACTERISTICS

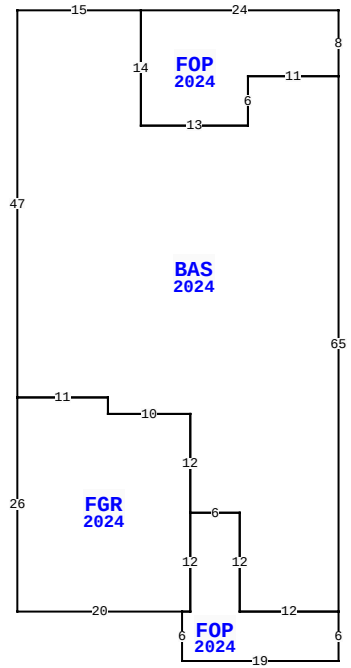
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	1,979	100	2024	1,979	329,741
FGR	526	55	2024	289	48,153
FOP	186	30	2024	56	9,331
FOP	270	30	2024	81	13,496
TOTALS	2,961			2,405	400,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,405	126.2240	166.62	400,721	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1979 HX Base Yr



477 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	400,721
TOTAL MARKET OB/XF VALUE	8,015
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	493,736
SOH/AGL Deduction	0
ASSESSED VALUE	493,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	493,736
TOTAL JUST VALUE	493,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008918	CO ISSUED		07/12/2023
22017897	NEW CONSTR	380,425	12/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1589	7/26/2023	SW	Q	I	01	516,500

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: KNIPPEL JOHN & BEVE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W11 S6 W13 N14 W15 S47 E11 S2 E10 S12 E6 S12 E12 N65 $
FOP=[YR=2024;ORIG=116,-8] E24 S8 W11 S6 W13 N14 $
FGR=[YR=2024;ORIG=101,39] E11 S2 E10 S12 S12 W1 W20 N26 $
FOP=[YR=2024;ORIG=122,53] E6 S12 E12 S6 W19 N6 E1 N12 $
.

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	0	0	0	670.00	SF	5.20	5.20	100	2024	2023		100	3,484	
2	0462	ST/AL FNC	1	0	0	0	432.00	SF	10.00	10.00	100	2024	2023		98	4,234	
3	0463	FENCE GATE	1	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 8,015

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 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