LOT 251
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WAHLIG FAMILY REVOCABLE LIVING TRUST/WAHLIG THOMAS
461 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0251-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

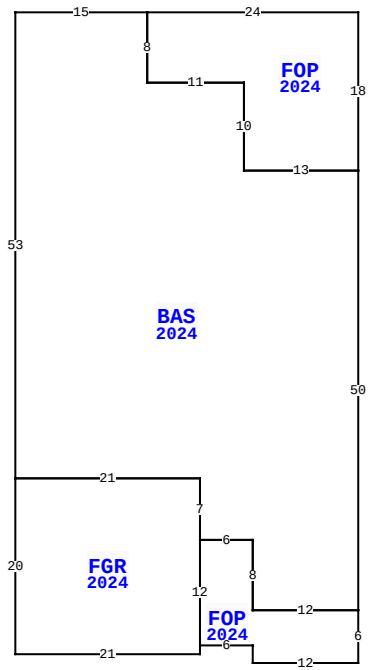
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	2024	1,967	324,811
FGR	420	55	2024	231	38,145
FOP	144	30	2024	43	7,101
FOP	322	30	2024	97	16,018
TOTALS	2,853			2,338	386,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,338	125.0970	165.13	386,074	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 1967 HX Base Yr 2024



461 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		386,074
TOTAL MARKET OB/XF VALUE		10,431
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		481,505
SOH/AGL Deduction		17,310
ASSESSED VALUE		464,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		413,473
TOTAL JUST VALUE		481,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010542	CO ISSUED		08/16/2023
22018656	NEW CONSTR	0	12/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1489	8/24/2023	SW	Q	I	01	588,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WAHLIG FAMILY REVOC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,8] W13 N10 W11 N8 W15 S53 E21 S7 E6 S8 E12 N50 $
FGR=[YR=2024;ORIG=0,43] E21 S7 S12 S1 W21 N20 $
FOP=[YR=2024;ORIG=21,50] E6 S8 E12 S6 W12 N2 W6 N12 $
FOP=[YR=2024;ORIG=15,-10] E24 S18 W13 N10 W11 N8 $
.

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	590.00	SF	10.00	10.00	100	2024	2023		100	5,900	
2	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2024	2023		98	4,234	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 10,431

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