LOT 254
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WAMPLER ADELE & AARON
429 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0254-0000

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 100
Interior Floo	01	NONE 0
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

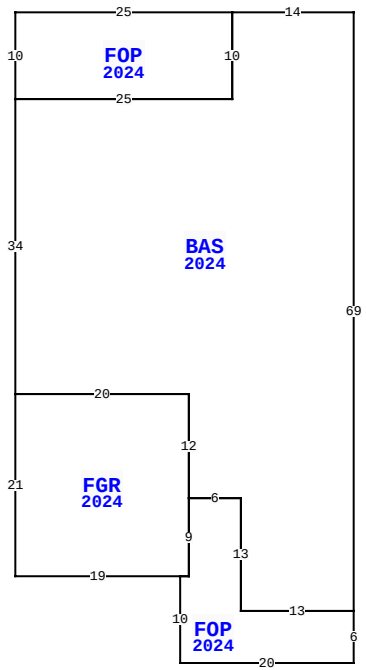
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2024	1,863	304,861
FGR	420	55	2024	231	37,801
FOP	202	30	2024	61	9,982
FOP	250	30	2024	75	12,273
TOTALS	2,735			2,230	364,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,230	123.9700	163.64	364,917	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1863 HX Base Yr



429 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		364,917
TOTAL MARKET OB/XF VALUE		7,480
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		457,397
SOH/AGL Deduction		16,943
ASSESSED VALUE		440,454
TOTAL EXEMPTION VALUE	13	440,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		457,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010427	CO ISSUED		08/14/2023
23002230	NEW CONSTR	353,979	02/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/162	9/27/2023	SW	Q	I	01	545,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WAMPLER ADELE & AAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,0] W14 S10 W25 S34 E20 S12 E6 S13 E13 N69 $
FGR=[YR=2024;ORIG=81,44] E20 S12 S9 W1 W19 N21 $
FOP=[YR=2024;ORIG=101,56] E6 S13 E13 S6 W20 N10 E1 N9 $
FOP=[YR=2024;ORIG=81,0] E25 S10 W25 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	748.00	SF	10.00	10.00	100	2024	2023		100	7,480	

LAND DESCRIPTION

TOTAL OB/XF 7,480

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