LOT 255
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

ROMEO GEORGEANNE E
403 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0255-0000

BUILDING CHARACTERISTICS

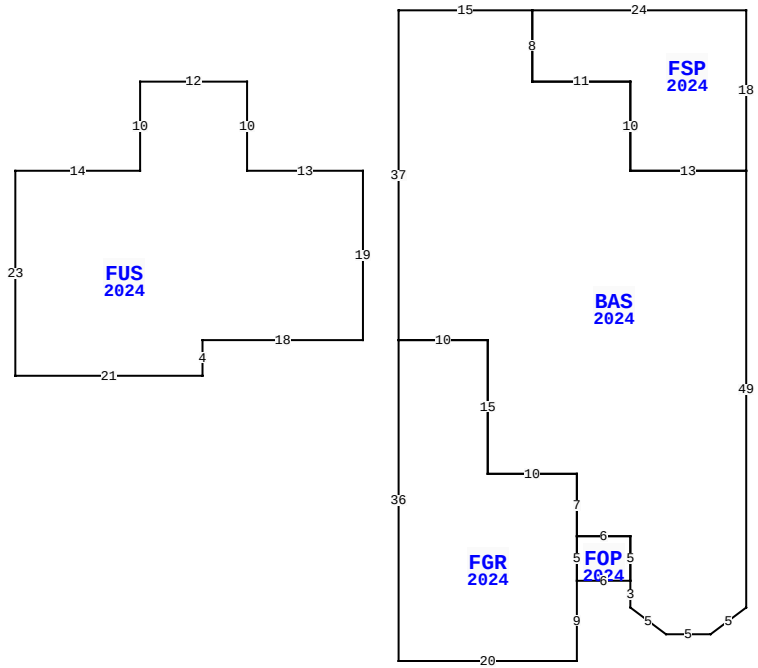
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,820	100	2024	1,820	278,060
FGR	570	55	2024	314	47,973
FOP	30	30	2024	9	1,375
FSP	322	40	2024	129	19,709
FUS	945	100	2024	945	144,377
TOTALS	3,687			3,217	491,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,217	115.7452	152.78	491,493	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2765 HX Base Yr 2024



403 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		491,493
TOTAL MARKET OB/XF VALUE		6,140
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		582,633
SOH/AGL Deduction		210,470
ASSESSED VALUE		372,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,441
TOTAL JUST VALUE		582,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,576

T=3714 H=2780 G=579 P=355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003855	CO ISSUED	515,579	12/21/2023
230007625	NEW SFR	515,579	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/191	12/22/2023	SW	Q	I	01	601,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: ROMEO GEORGEANNE E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=180,0] S37 E10 S15 E10 S7 E6 S5 S3 D3R4 E5 U3R4 N49 W13 N10 W11 N8 W15 $
FUS=[YR=2024;ORIG=176,37] W18 S4 W21 N23 E14 N10 E12 S10 E13 S19 $
FGR=[YR=2024;ORIG=180,37] S36 E20 N9 N5 N7 W10 N15 W10 $
FSP=[YR=2024;ORIG=219,0] S18 W13 N10 W11 N8 E24 $
FOP=[YR=2024;ORIG=200,59] E6 S5 W6 N5 $
.

EXTRA FEATURES

L N	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	614.00	SF	10.00	10.00	100	2024	2023		100	6,140	

LAND DESCRIPTION

TOTAL OB/XF 6,140

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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