

LOT 256
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

DWYER JOSEPH FRANCIS/BESANTE-DWYER RENEE M
375 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0256-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
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	335,340
FGR	420	55	2024	231	41,580
FOP	242	30	2024	73	13,140
FOP	250	30	2024	75	13,500
TOTALS	2,775			2,242	403,560

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,242	136.3670	180.00	403,560	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024				Heated Area: 1863				HX Base Yr 2024			