LOT 259
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

**BOWEN DARELL WAYNE & SHERRY L**
333 CONTINUUM LOOP
YULEE, FL 32097

**2025**

**50-3N-27-1004-0259-0000**

## 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 | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

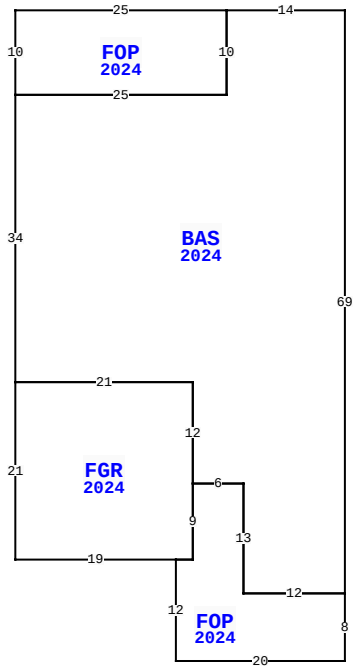
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,838 | 100 | 2024 | 1,838 | 300,770 |
| FGR | 441 | 55 | 2024 | 243 | 39,765 |
| FOP | 246 | 30 | 2024 | 74 | 12,109 |
| FOP | 250 | 30 | 2024 | 75 | 12,273 |
| TOTALS | 2,775 | | | 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: 1838 HX Base Yr 2024




333 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 | | 364,917 |
| TOTAL MARKET OB/XF VALUE | | 7,340 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 457,257 |
| SOH/AGL Deduction | | 206,413 |
| ASSESSED VALUE | | 250,844 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 200,122 |
| TOTAL JUST VALUE | | 457,257 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 427,901 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230012726 | CO ISSUED | | 10/03/2023 |
| 230006139 | | 355,580 | 05/11/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2675/881 | 10/18/2023 | SW | Q | I | 02 | 498,300 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BOWEN DARELL WAYNE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=96,-13] W14 S10 W25 S34 E21 S12 E6 S13 E12 N69 $
FOP=[YR=2024;ORIG=57,-13] E25 S10 W25 N10 $
FGR=[YR=2024;ORIG=57,31] E21 S12 S9 W2 W19 N21 $
FOP=[YR=2024;ORIG=78,43] E6 S13 E12 S8 W20 N12 E2 N9 $
.

## 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 | 734.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 7,340 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,340

| 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