

LOT 265
 DEL WEBB WILDLIGHT PHASE 2B
 OR 2608/961

NEWMAN JENNIFER C & DEREK L
 285 CONTINUUM LOOP
 YULEE, FL 32097

2025

50-3N-27-1004-0265-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
																	VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 85,000 TOTAL MARKET VALUE 85,000 SOH/AGL Deduction 2,500 ASSESSED VALUE 82,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 82,500 TOTAL JUST VALUE 85,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000				
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED CO250002242 PRIVATE PROVIDER 512,490 03/04/2025 B240010415 PRIVATE PROVIDER 512,490 09/10/2024				
MAP NUM MKT AREA 04																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2775/844 3/13/2025 SW Q I 01 699,600 GRANTOR: PULTE HOME COMPANY LL GRANTEE: NEWMAN JENNIFER C &				
NEIGHBORHOOD/LOC 4094.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																
TOTALS																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2025 MLU				
EXTRA FEATURES						285 CONTINUUM LOOP, YULEE											BUILDING NOTES				
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						
BUILDING DIMENSIONS																					

LAND DESCRIPTION										TOTAL OB/XF														
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	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							