LOT 278
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

LAWSON PEGGY LOU
557 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0278-0000

BUILDING CHARACTERISTICS

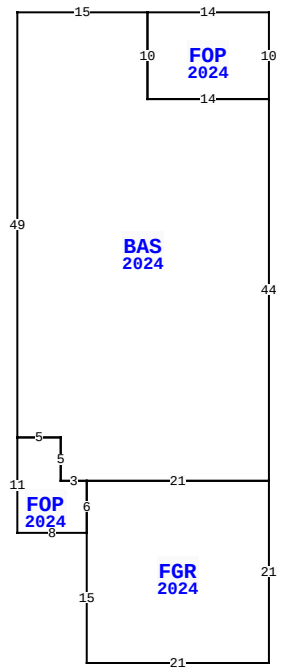
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,401	100	2024	1,401	239,039
FGR	441	55	2024	243	41,461
FOP	73	30	2024	22	3,754
FOP	140	30	2024	42	7,166
TOTALS	2,055			1,708	291,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,708	129.2600	170.62	291,419	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1401 HX Base Yr 2025



557 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		291,419
TOTAL MARKET OB/XF VALUE		9,346
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		385,765
SOH/AGL Deduction		169,405
ASSESSED VALUE		216,360
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		160,638
TOTAL JUST VALUE		385,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002523		271,151	12/18/2023
230005499	NEW SFR	271,151	04/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1488	8/29/2024	WD	Q	I	01	420,000
GRANTOR: CUNNINGHAM JEFFREY ED						
GRANTEE: LAWSON PEGGY LOU						
2703/325	3/27/2024	WD	U	I	11	100
GRANTOR: CUNNINGHAM JEFFREY ED						
GRANTEE: CUNNINGHAM JEFFREY						

BUILDING NOTES

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	607.00	SF	10.00	10.00	100	2024	2023		100	6,070	
2	0462	ST/AL FNC	0	100	0	0	304.00	SF	10.00	10.00	100	2024	2023		98	2,979	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=48,-9] E15 S10 E14 S44 W21 W3 N5 W5 N49 $
FOP=[YR=2024;ORIG=77,-9] W14 S10 E14 N10 $
FGR=[YR=2024;ORIG=77,45] W21 S6 S15 E21 N21 $
FOP=[YR=2024;ORIG=53,40] W5 S11 E8 N6 W3 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,346

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	000100	C	RES	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