LOT 285
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

PYLES VIVIAN CAROLYN
613 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0285-0000

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

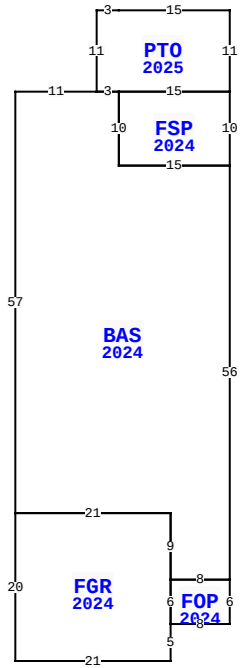
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2024	1,575	262,427
FGR	420	55	2024	231	38,489
FOP	48	30	2024	14	2,333
FSP	150	40	2024	60	9,997
PTO	198	5	2025	10	1,666
TOTALS	2,391			1,890	314,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	126.2240	166.62	314,912	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1575 HX Base Yr 2024



613 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,912
TOTAL MARKET OB/XF VALUE		9,415
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		409,327
SOH/AGL Deduction		17,259
ASSESSED VALUE		392,068
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		336,346
TOTAL JUST VALUE		409,327
NCON VALUE		5,977
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009332	RES NEW SCREEN EN	10,500	08/12/2024
230009127	CO ISSUED		07/18/2023
23001347	NEW CONSTR	297,506	01/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1835	7/27/2023	SW	Q	I	01	410,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PYLES VIVIAN CAROLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,3] W15 N10 W3 W11 S57 E21 S9 E8 N56 $
FGR=[YR=2024;ORIG=91,50] E21 S9 S6 S5 W21 N20 $
FSP=[YR=2024;ORIG=105,-7] S10 E15 N10 W15 $
FOP=[YR=2024;ORIG=120,59] W8 S6 E8 N6 $
PTO=[YR=2025;ORIG=102,-18] E3 E15 S11 W15 W3 N11 $
.

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	595.00	SF	10.00	10.00	100	2024	2023		100	5,950	
2	0911	SCRN RM A	0	100	0	0	198.00	SF	17.50	17.50	100	2025	2024		100	3,465	

LAND DESCRIPTION

TOTAL OB/XF 9,415

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