

BELLEY ERIC G/GOCHENAUER BONNY L
213 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0328-0000

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																									
Exterior Wall		31	HARDIE BRD 100		0900	01	2,421	125.5478	165.72	401,208	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD																							
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2025													Heated Area: 1989													HX Base Yr												
Roof Cover		03	COMP SHNGL 100															Tax Group: 4													Tax Dist:												
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE													401,208												
Interior Floor		13	LVT/LAMNT 70															TOTAL MARKET OB/XF VALUE													7,400												
Interior Floor		14	CARPET 30															TOTAL LAND VALUE - MARKET													85,000												
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													493,608												
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													0												
Bedrooms			3 100															ASSESSED VALUE													493,608												
Bathrooms			2.5 100															TOTAL EXEMPTION VALUE													0												
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE													493,608												
Stories		1.	1. 100															TOTAL JUST VALUE													493,608												
Units			0 100		NCON VALUE													408,608																									
Quality		06	Quality Level 06		INCOME VALUE													PREVIOUS YEAR MKT VALUE													75,000												
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		1,989	100	2025	1,989	329,617																																					
FGR		516	55	2025	284	47,064																																					
FOP		224	30	2025	67	11,103																																					
FOP		270	30	2025	81	13,423																																					
TOTALS		2,999			2,421	401,208																																					
EXTRA FEATURES		213 CONTINUUM LOOP, YULEE																																									
BLD DATE																			LGL DATE																								
XF DATE																			LAND DATE																								
INC DATE																			AG DATE																								
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																											
1	0855	CONC PAVER	0	0	0	0		740.00	SF	10.00		10.00	100	2025	2024	100	7,400																										
LAND DESCRIPTION		TOTAL OB/XF																	7,400																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																										
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																											