

LOT 333  
 DEL WEBB WILDLIGHT PHASE 2B  
 OR 2608/961

TRUSCH CHARLES GEORGE  
 173 CONTINUUM LOOP  
 YULEE, FL 32097

2025

50-3N-27-1004-0333-0000



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						
MAP NUM						MKT AREA				04												CO250000786	PRIVATE PROVIDER	362,402	01/23/2025				
NEIGHBORHOOD/LOC 4094.00																B240010220	PRIVATE PROVIDER	362,402	09/04/2024										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA													
																OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
																2768/721	2/13/2025	SW	Q	I	01	491,100							
TOTALS						173 CONTINUUM LOOP, YULEE										BLD DATE		LGL DATE		05/13/2025		MLU							
EXTRA FEATURES																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													
LAND DESCRIPTION																	TOTAL OB/XF 0												
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												
REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													