LOT 350
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

ROECKNER RICHARD G TRUST/ROECKNER RICHARD G TRUSTE
729 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0350-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

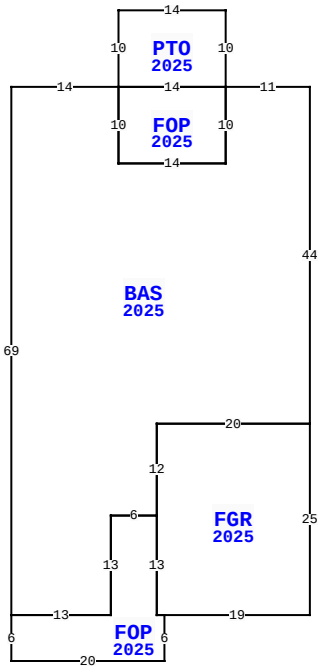
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,973	100	2025	1,973	321,106
FGR	500	55	2025	275	44,756
FOP	140	30	2025	42	6,836
FOP	198	30	2025	59	9,602
PTO	140	5	2025	7	1,139
TOTALS	2,951			2,356	383,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	123.2938	162.75	383,439	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1973 HX Base Yr 2025



729 CONTINUUM LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,439
TOTAL MARKET OB/XF VALUE		6,900
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		475,339
SOH/AGL Deduction		0
ASSESSED VALUE		475,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		424,617
TOTAL JUST VALUE		475,339
NCON VALUE		390,339
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001924	PRIVATE PROVIDER	374,690	02/16/2024
230008457	NEW SFR	374,690	06/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/722	2/22/2024	SW	Q	I	01	538,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ROECKNER RICHARD G

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=39,51] W6 S13 W13 S6 E20 N6 W1 N13 $
FGR=[YR=2025;ORIG=59,39] W20 S12 S13 E1 E19 N25 $
BAS=[YR=2025;ORIG=59,39] N44 W11 S10 W14 N10 W14 S69 E13 N13 E6 N12 E20 $
FOP=[YR=2025;ORIG=34,-5] E14 S10 W14 N10 $
PTO=[YR=2025;ORIG=34,-15] E14 S10 W14 N10 $
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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	690.00	SF	10.00	10.00	100	2025	2024		100	6,900	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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