LOT 351
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

ALIKONIS JOANNA
745 CONTINUUM LOOP
YULEE, FL 32097

**2025**

**50-3N-27-1004-0351-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

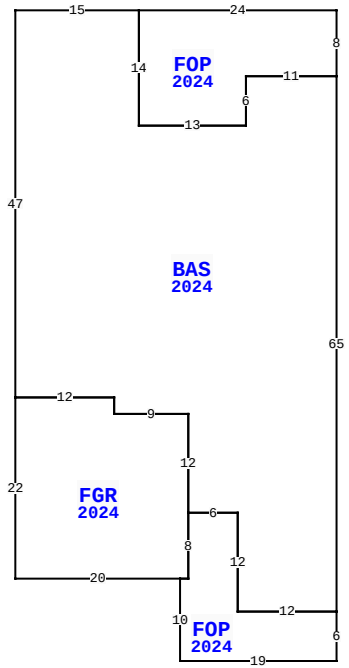
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,977 | 100 | 2024 | 1,977 | 327,628 |
| FGR | 444 | 55 | 2024 | 244 | 40,436 |
| FOP | 190 | 30 | 2024 | 57 | 9,446 |
| FOP | 270 | 30 | 2024 | 81 | 13,423 |
| TOTALS | 2,881 | | | 2,359 | 390,933 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,359 | 125.5478 | 165.72 | 390,933 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1977 HX Base Yr 2024




745 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 | | 390,933 |
| TOTAL MARKET OB/XF VALUE | | 7,650 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 483,583 |
| SOH/AGL Deduction | | 162,523 |
| ASSESSED VALUE | | 321,060 |
| TOTAL EXEMPTION VALUE | WX HX HB | 55,722 |
| BASE TAXABLE VALUE | | 265,338 |
| TOTAL JUST VALUE | | 483,583 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 452,848 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230006654 | CO ISSUED | | 05/22/2023 |
| 22012848 | NEW CONSTR | 327,609 | 08/22/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2645/1319 | 5/26/2023 | SW | Q | I | 01 | 573,300 |

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: ALIKONIS JOANNA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=81,-10] E15 S14 E13 N6 E11 S65 W12 N12 W6 N12 W9 N2 W12 N47 $
FOP=[YR=2024;ORIG=120,-10] W24 S14 E13 N6 E11 N8 $
FGR=[YR=2024;ORIG=81,37] E12 S2 E9 S12 S8 W1 W20 N22 $
FOP=[YR=2024;ORIG=102,51] E6 S12 E12 S6 W19 N10 E1 N8 $
.

## 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 | 765.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 7,650 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,650

| 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