LOT 354
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

GARD MICHAEL W & LINDA E
791 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0354-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

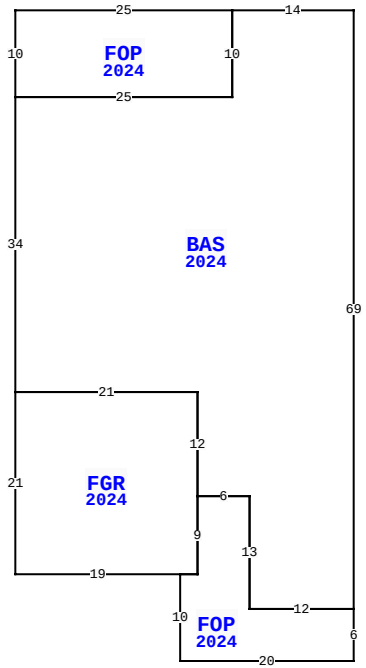
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,838	100	2024	1,838	300,770
FGR	441	55	2024	243	39,765
FOP	206	30	2024	62	10,146
FOP	250	30	2024	75	12,273
TOTALS	2,735			2,218	362,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,218	123.9700	163.64	362,954	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1838 HX Base Yr



791 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	362,954
TOTAL MARKET OB/XF VALUE	7,780
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	455,734
SOH/AGL Deduction	0
ASSESSED VALUE	455,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	455,734
TOTAL JUST VALUE	455,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007124	CI ISSUED		06/02/2023
22013996	NEW CONSTR	307,090	09/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/387	5/28/2025	WD	Q	I	01	525,000
GRANTOR: SCHUNDER FAMILY TRUST						
GRANTEE: GARD MICHAEL W & LI						
2659/1897	8/03/2023	SW	Q	I	02	518,400
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SCHUNDER FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W25 S34 E21 S12 E6 S13 E12 N69 $
FOP=[YR=2024;ORIG=101,0] E25 S10 W25 N10 $
FGR=[YR=2024;ORIG=122,44] W21 S21 E19 E2 N9 N12 $
FOP=[YR=2024;ORIG=122,56] E6 S13 E12 S6 W20 N10 E2 N9 $
.

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	0	0	0	778.00	SF	10.00	10.00	100	2024	2023		100	7,780	

LAND DESCRIPTION

TOTAL OB/XF 7,780

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	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