LOT 356
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

SMITH CHERYL FAY L/E/
811 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0356-0000

BUILDING CHARACTERISTICS

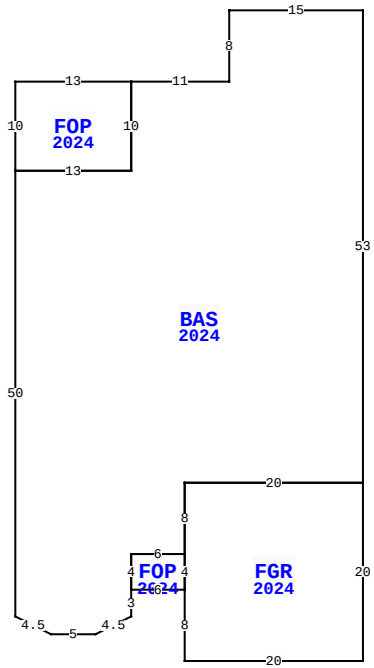
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,006	100	2024	2,006	325,273
FGR	400	55	2024	220	35,673
FOP	24	30	2024	7	1,135
FOP	130	30	2024	39	6,324
TOTALS	2,560			2,272	368,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	122.8430	162.15	368,405	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2006 HX Base Yr 2024



811 CONTINUUM LOOP, YULEE

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

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	0811	CONCRETE B	0	100	0	0	617.00	SF	5.20	5.20	100	2024	2023		100	3,208	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,405
TOTAL MARKET OB/XF VALUE		3,208
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		456,613
SOH/AGL Deduction		191,136
ASSESSED VALUE		265,477
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,755
TOTAL JUST VALUE		456,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005800	CO ISSUED		05/05/2023
22014247	NEW CONSTR	319,387	09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/638	10/31/2023	LE	U	I	11	100
GRANTOR: SMITH CHERYL FAYE						
GRANTEE: NATIONAL GEOGRAPHIC						
2641/1776	5/17/2023	SW	Q	I	01	554,500
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SMITH CHERYL FAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-6] W15 S8 W11 S10 W13 S50 D2R4 E5 U2R4 N3 N4 E6 N8 E20 N53 $
FGR=[YR=2024;ORIG=140,47] W20 S8 S4 S8 E20 N20 $
FOP=[YR=2024;ORIG=101,2] E13 S10 W13 N10 $
FOP=[YR=2024;ORIG=114,55] E6 S4 W6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,208

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