LOT 357
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

STARKEY FAMILY TRUST/STARKEY PAUL E TRUSTEE
827 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0357-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

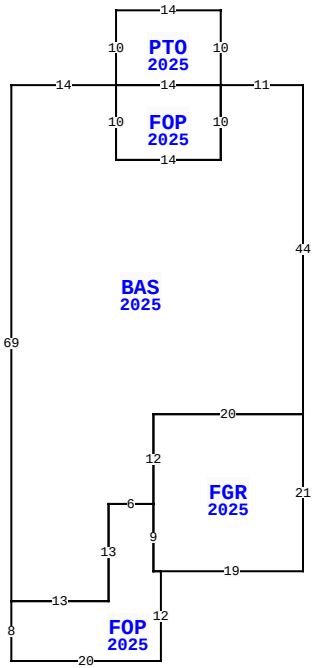
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,973	100	2025	1,973	322,862
FGR	420	55	2025	231	37,801
FOP	140	30	2025	42	6,873
FOP	242	30	2025	73	11,946
PTO	140	5	2025	7	1,145
TOTALS	2,915			2,326	380,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	123.9700	163.64	380,627	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1973 HX Base Yr



827 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	380,627
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	473,527
SOH/AGL Deduction	0
ASSESSED VALUE	473,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,527
TOTAL JUST VALUE	473,527
NCON VALUE	388,527
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008332	SENIOR SFR PRIVAT	365,714	07/16/2024
B240001092	SENIOR SFR PRIVAT	365,714	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/1659	8/20/2024	SW	Q	I	01	600,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: STARKEY FAMILY TRUS

BUILDING NOTES

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	790.00	SF	10.00	10.00	100	2025	2024		100	7,900	

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=39,51] W6 S13 W13 S8 E20 N12 W1 N9 $
FGR=[YR=2025;ORIG=59,39] W20 S12 S9 E1 E19 N21 $
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,-5] N10 E14 S10 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	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