LOT 358
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

SCHMITZ GAIL ANN & JAMES ELMER
835 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0358-0000

BUILDING CHARACTERISTICS

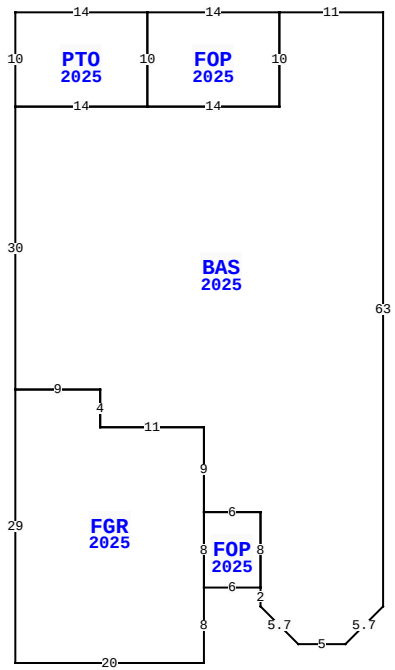
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,737	100	2025	1,737	285,285
FGR	536	55	2025	295	48,451
FOP	48	30	2025	14	2,299
FOP	140	30	2025	42	6,898
PTO	140	5	2025	7	1,150
TOTALS	2,601			2,095	344,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,095	124.4208	164.24	344,083	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1737 HX Base Yr



835 CONTINUUM LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	344,083
TOTAL MARKET OB/XF VALUE	5,950
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	435,033
SOH/AGL Deduction	2,500
ASSESSED VALUE	432,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,533
TOTAL JUST VALUE	435,033
NCON VALUE	350,033
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009758	PRIVATE PROVIDER	329,394	08/22/2024
B240002675	PRIVATE PROVIDER	329,394	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/705	5/28/2025	SW	Q	I	01	510,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: SCHMITZ GAIL ANN &

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	595.00	SF	10.00	10.00	100	2025	2024		100	5,950	

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=30,53] W11 N4 W9 S29 E20 N8 N8 N9 $
FOP=[YR=2025;ORIG=36,62] W6 S8 E6 N8 $
BAS=[YR=2025;ORIG=10,19] E14 E14 N10 E11 S63 D4L4 W5 U4L4 N2 N8 W6 N9 W11 N4 W9 N30 $
PTO=[YR=2025;ORIG=10,9] E14 S10 W14 N10 $
FOP=[YR=2025;ORIG=24,9] E14 S10 W14 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,950

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