LOT 360
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

WOODWARD LINDA
851 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0360-0000

BUILDING CHARACTERISTICS

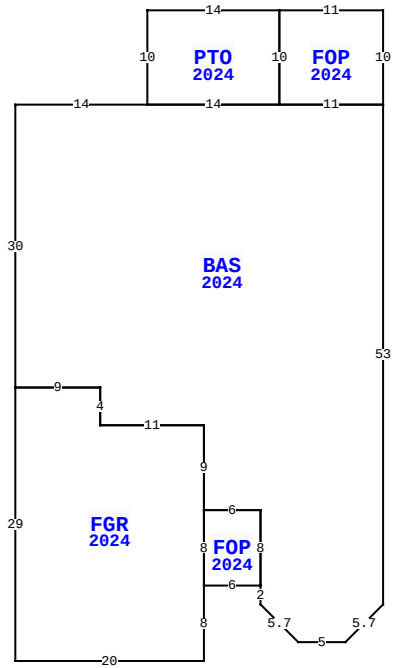
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,627	100	2024	1,627	285,848
FGR	536	55	2024	295	51,829
FOP	48	30	2024	14	2,460
FOP	110	30	2024	33	5,798
PTO	140	5	2024	7	1,230
TOTALS	2,461			1,976	347,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,976	133.0987	175.69	347,163	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1627 HX Base Yr 2024



851 CONTINUUM LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,163
TOTAL MARKET OB/XF VALUE		5,950
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		438,113
SOH/AGL Deduction		16,535
ASSESSED VALUE		421,578
TOTAL EXEMPTION VALUE	13 HX HB WX	391,712
BASE TAXABLE VALUE		29,866
TOTAL JUST VALUE		438,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008429	CO ISSUED		11/21/2023
230008429	NEW SFR	314,264	06/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/887	12/13/2023	SW	Q	I	01	453,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: WOODWARD LINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=109,-10] W11 W14 W14 S30 E9 S4 E11 S9 E6 S8 S2 D4R4 E5 U4R4 N53 $
FGR=[YR=2024;ORIG=70,20] E9 S4 E11 S9 S8 S8 W20 N29 $
FOP=[YR=2024;ORIG=90,33] E6 S8 W6 N8 $
FOP=[YR=2024;ORIG=98,-20] E11 S10 W11 N10 $
PTO=[YR=2024;ORIG=84,-20] E14 S10 W14 N10 $
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EXTRA FEATURES

L N	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	595.00	SF	10.00	10.00	100	2024	2023		100	5,950	

LAND DESCRIPTION

TOTAL OB/XF 5,950

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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