LOT 119
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

GOLDSTEIN GERALD H DECLARATION OF TRUST/GOLDSTEIN
530 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0119-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

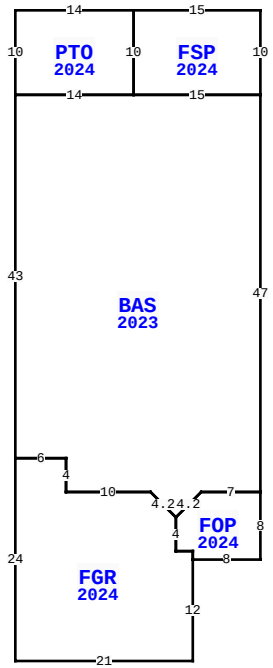
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	2023	1,348	242,272
FGR	426	55	2024	234	42,056
FOP	74	30	2024	22	3,954
FSP	150	40	2024	60	10,784
PTO	140	5	2024	7	1,258
TOTALS	2,138			1,671	300,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,671	129.9500	180.63	301,833	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1348 HX Base Yr 2024



530 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		300,324
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		385,324
SOH/AGL Deduction		16,018
ASSESSED VALUE		369,306
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,895
TOTAL JUST VALUE		385,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006128	CO ISSUED		05/11/2023
22013403	NEW CONSTR	222,411	08/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1297	5/24/2023	SW	Q	I	01	400,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: GOLDSTEIN GERALD H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,0] W15 W14 S43 E6 S4 E10 D3R3 U3R3 E7 N47 $
FGR=[YR=2024;ORIG=81,43] E6 S4 E10 D3R3 S4 E2 S1 S12 W21 N24 $
FSP=[YR=2024;ORIG=95,-10] E15 S10 W15 N10 $
PTO=[YR=2024;ORIG=81,-10] E14 S10 W14 N10 $
FOP=[YR=2024;ORIG=100,50] U3R3 E7 S8 W8 N1 W2 N4 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	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 07/09/2026 BY SYS