

LOT 143
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

BACHELLER KEVIN & GINGER ANN
728 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0143-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 100	0900	01	2,526	128.9472	179.24	452,760	2023	2023	0	0	0	0.50	99.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2024													Heated Area: 2210 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															VALUATION BY STANDARD												
Interior Wall	05	DRYWALL 100															Tax Group: 4 Tax Dist:												
Interior Floo	11	CLAY TILE 60															BUILDING MARKET VALUE 450,496												
Interior Floo	14	CARPET 40															TOTAL MARKET OB/XF VALUE 74,562												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 85,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 610,058												
Bedrooms		3 100															SOH/AGL Deduction 14,065												
Bathrooms		2.5 100															ASSESSED VALUE 595,993												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE 13 595,993												
Stories	1.	1. 100															BASE TAXABLE VALUE 0												
Units		0 100	TOTAL JUST VALUE 610,058																										
Quality		06	Quality Level 06		NCON VALUE 0																								
DOR CODE		0100		SINGLE FAMILY		INCOME VALUE																							
MAP NUM				MKT AREA		04		PREVIOUS YEAR MKT VALUE 599,059																					
NEIGHBORHOOD/LOC		4094.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,210	100	2024	2,210	394,139																								
FGR	507	55	2024	279	49,758																								
FOP	36	30	2024	11	1,962																								
FOP	88	30	2024	26	4,637																								
TOTALS	2,841			2,526	450,496																								
EXTRA FEATURES						728 CONTINUUM LOOP, YULEE																							
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													
2	0860	POOL/SPA	0	100	0	0		1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000												
3	0911	SCRN RM A	0	100	0	0		1,129.00	SF	18.00	18.00	100	2025	2024		97	19,712												
4	0600	SUMMER KIT	0	100	0	0		1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850												
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													