LOT 145
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

STYKA TIMOTHY & CHANIN M
744 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0145-0000

BUILDING CHARACTERISTICS

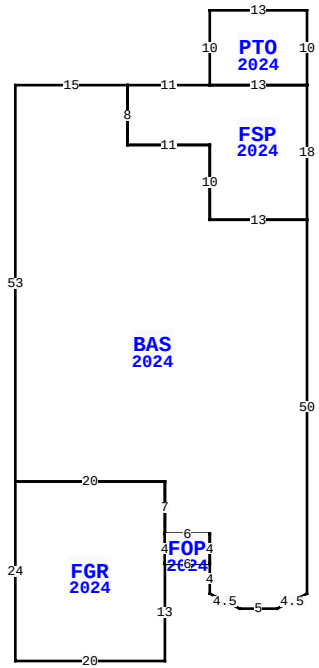
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,000	100	2024	2,000	341,046
FGR	480	55	2024	264	45,018
FOP	24	30	2024	7	1,194
FSP	322	40	2024	129	21,997
PTO	130	5	2024	6	1,023
TOTALS	2,956			2,406	410,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,406	123.2938	171.38	412,340	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2000 HX Base Yr 2025



744 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		410,278
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		495,278
SOH/AGL Deduction		2,764
ASSESSED VALUE		492,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		441,103
TOTAL JUST VALUE		495,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005935	CO ISSUED		05/09/2023
22012295	NEW CONSTR	327,788	08/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/810	5/22/2023	SW	Q	I	01	566,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: STYKA TIMOTHY & CHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,10] W13 N10 W11 N8 W15 S53 E20 S7 E6 S4 S4 D2R4 E5 U2R4 N50 $
FSP=[YR=2024;ORIG=116,-8] E11 E13 S18 W13 N10 W11 N8 $
FOP=[YR=2024;ORIG=121,52] E6 S4 W6 N4 $
FGR=[YR=2024;ORIG=101,45] E20 S7 S4 S13 W20 N24 $
PTO=[YR=2024;ORIG=127,-18] E13 S10 W13 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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