LOT 153
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

LAM TONYA
816 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

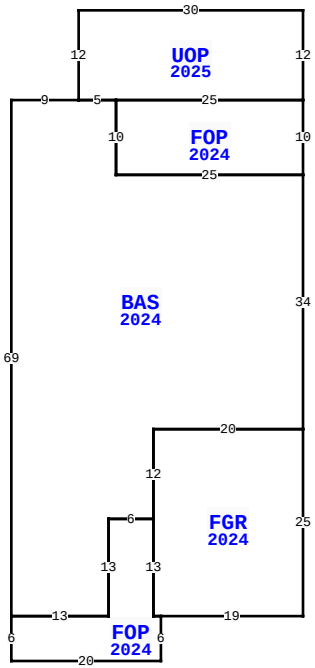
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,863	100	2024	1,863	317,685
FGR	500	55	2024	275	46,894
FOP	198	30	2024	59	10,060
FOP	250	30	2024	75	12,790
UOP	360	20	2025	72	12,277
TOTALS	3,171			2,344	399,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,344	123.2938	171.38	401,715	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1863 HX Base Yr 2024



816 CONTINUUM LOOP, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,706
TOTAL MARKET OB/XF VALUE		7,089
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		491,795
SOH/AGL Deduction		19,899
ASSESSED VALUE		471,896
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		415,485
TOTAL JUST VALUE		491,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005726	SCREEN ENCLOSURE	24,300	05/10/2024
230012535	CO ISSUED		09/28/2023
23001095	NEW CONSTR	357,538	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2674/178	10/13/2023	SW	Q	I	02	539,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: LAM TONYA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,-10] E9 E5 S10 E25 S34 W20 S12 W6 S13 W13 N69 $
FGR=[YR=2024;ORIG=69,34] W20 S12 S13 E1 E19 N25 $
FOP=[YR=2024;ORIG=69,-10] W25 S10 E25 N10 $
FOP=[YR=2024;ORIG=49,46] W6 S13 W13 S6 E20 N6 W1 N13 $
UOP=[YR=2025;ORIG=39,-10] E5 E25 N12 W30 S12 $
.

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
2	0912	SCRN RM G	0	100	29	12	348.00	SF	21.00	21.00	100	2025	2024		97	7,089	

LAND DESCRIPTION

TOTAL OB/XF 7,089

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