LOT 154
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MCLAUGHLIN JAMES F & DIANE K
824 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0154-0000

BUILDING CHARACTERISTICS

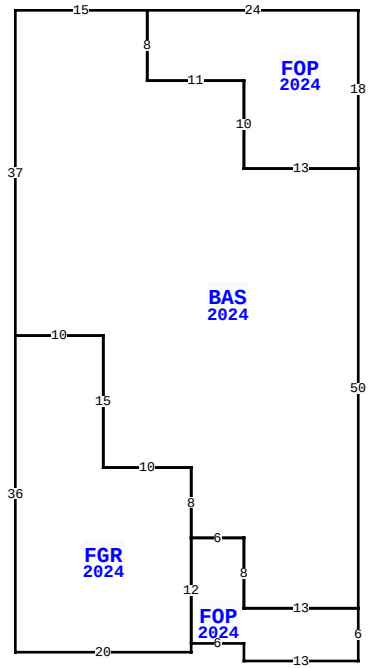
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,812	100	2024	1,812	341,748
FGR	570	55	2024	314	59,221
FOP	150	30	2024	45	8,487
FOP	322	30	2024	97	18,294
TOTALS	2,854			2,268	427,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	136.3670	189.55	429,899	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1812 HX Base Yr 2024



824 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		427,750
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		512,750
SOH/AGL Deduction		21,748
ASSESSED VALUE		491,002
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		439,591
TOTAL JUST VALUE		512,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009703	CO ISSUED		07/28/2023
22016724	NEW CONSTR	354,585	11/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1255	8/11/2023	SW	Q	I	01	590,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MCLAUGHLIN JAMES F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=101,-10] E15 S8 E11 S10 E13 S50 W13 N8 W6 N8 W10 N15 W10 N37 $
FOP=[YR=2024;ORIG=116,-10] E24 S18 W13 N10 W11 N8 $
FOP=[YR=2024;ORIG=140,58] W13 N8 W6 S12 E6 S2 E13 N6 $
FGR=[YR=2024;ORIG=121,42] W10 N15 W10 S36 E20 N1 N12 N8 $
.

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