LOT 157
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MARIN ROBERT G & AMY E L/E/
848 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0157-0000

BUILDING CHARACTERISTICS

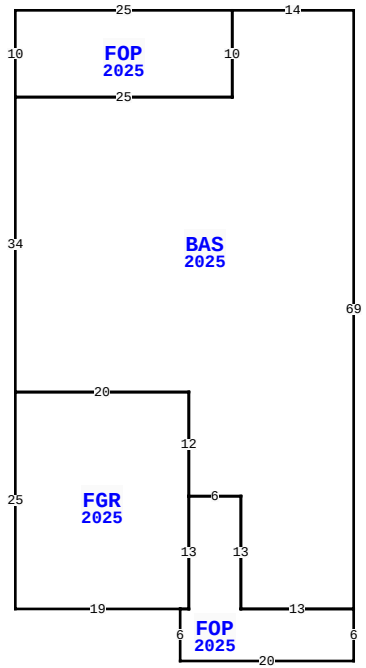
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2025	1,863	319,281
FGR	500	55	2025	275	47,130
FOP	198	30	2025	59	10,111
FOP	250	30	2025	75	12,854
TOTALS	2,811			2,272	389,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	123.2938	171.38	389,375	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1863 HX Base Yr



848 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		389,375
TOTAL MARKET OB/XF VALUE		60,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		534,375
SOH/AGL Deduction		281,192
ASSESSED VALUE		253,183
TOTAL EXEMPTION VALUE	13	253,183
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		534,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006736	NEW RES POOL	123,646	06/06/2024
CO240003717	PRIVATE PROVIDER	359,935	04/02/2024
230004033	HTD1858 GAR511 P4	359,935	03/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2849/1959	10/27/2025	LE	U	I	11	100
GRANTOR: MARIN ROBERT G & AMY						
GRANTEE: MARIN ROBERT & AMY						
2709/1688	4/29/2024	SW	Q	I	01	559,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: MARTIN ROBERT G & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=99,-10] W14 S10 W25 S34 E20 S12 E6 S13 E13 N69 $
FGR=[YR=2025;ORIG=60,34] E20 S12 S13 W1 W19 N25 $
FOP=[YR=2025;ORIG=60,-10] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=80,46] E6 S13 E13 S6 W20 N6 E1 N13 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2025	2024	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 60,000

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