LOT 187
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

HARBISON CAREN L & DARCIE B
157 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0187-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

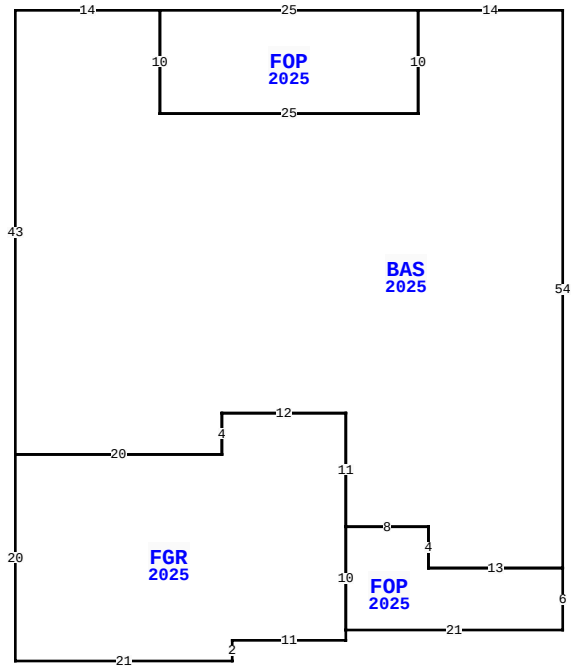
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2025	2,180	371,341
FGR	666	55	2025	366	62,344
FOP	158	30	2025	47	8,006
FOP	250	30	2025	75	12,776
TOTALS	3,254			2,668	454,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,668	122.5440	170.34	454,467	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2180 HX Base Yr 2025



157 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		454,467
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		589,467
SOH/AGL Deduction		54,998
ASSESSED VALUE		534,469
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		483,058
TOTAL JUST VALUE		589,467
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240013608	NEW RES SWIMMING	102,181	12/09/2024
CO240008540	PRIVATE PROVIDER	417,033	07/23/2024
B240001095	PRIVATE PROVIDER	417,033	01/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2818/701	9/18/2025	SW	U	I	11	100
GRANTOR: HARBISON CAREN L & DA						
GRANTEE: HARBISON CAREN L &						
2729/1111	7/26/2024	SW	Q	I	01	692,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: HARBISON DARCIE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=53,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2025;ORIG=14,0] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=32,50] E8 S4 E13 S6 W21 N10 $
FGR=[YR=2025;ORIG=0,43] E20 N4 E12 S11 S10 S1 W11 S2 W21 N20 $
.

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	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000134	C	RES POND	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 07/07/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS