LOT 188
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WARD STEPHEN & TAMARA
149 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0188-0000

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 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

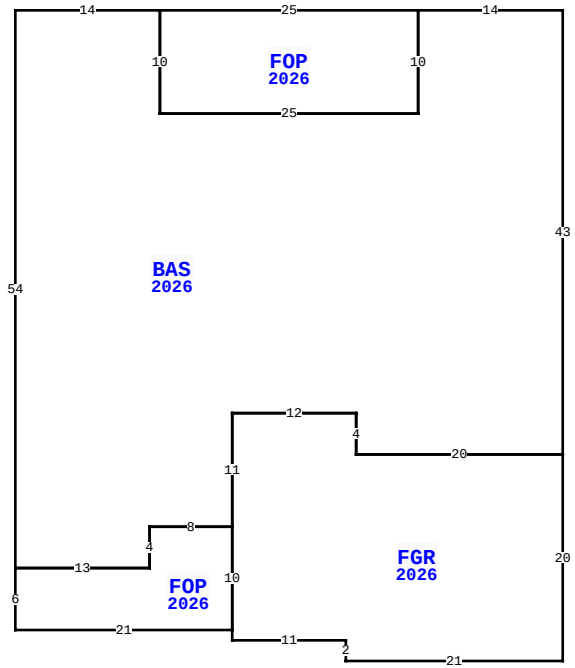
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2026	2,180	371,341
FGR	666	55	2026	366	62,344
FOP	158	30	2026	47	8,006
FOP	250	30	2026	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	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2180 HX Base Yr



149 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	454,467
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	539,467
SOH/AGL Deduction	0
ASSESSED VALUE	539,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,467
TOTAL JUST VALUE	539,467
NCON VALUE	454,467
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26005430	RES IN GROUND SWI	73,060	05/20/2026
250012876			11/21/2025
B250003746	PRIVATE PROVIDER	426,239	04/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2835/1352	12/11/2025	SW	Q	I	01	749,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: WARD STEPHEN & TAMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,-10] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 W13 N54 $
FOP=[YR=2026;ORIG=99,-10] W25 S10 E25 N10 $
FOP=[YR=2026;ORIG=81,40] W8 S4 W13 S6 E21 N10 $
FGR=[YR=2026;ORIG=113,33] W20 N4 W12 S11 S10 S1 E11 S2 E21 N20 $
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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	000134	C	RES POND	0		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 06/16/2026 BY IB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS