LOT 193
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

KLEIN JOEL ANTHONY & PAMELA DEE L/E/
109 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0193-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

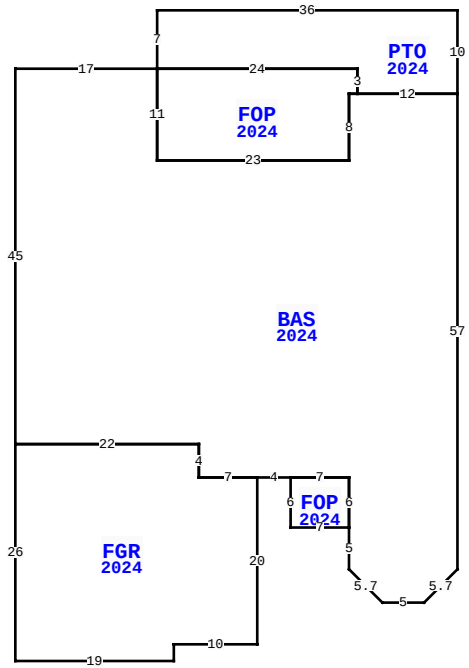
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,396	100	2024	2,396	401,207
FGR	706	55	2024	388	64,971
FOP	42	30	2024	13	2,177
FOP	256	30	2024	77	12,893
PTO	288	5	2024	14	2,344
TOTALS	3,688			2,888	483,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,888	121.0720	168.29	486,022	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2396 HX Base Yr 2024



109 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		483,592
TOTAL MARKET OB/XF VALUE		4,821
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		637,163
SOH/AGL Deduction		54,580
ASSESSED VALUE		582,583
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		531,172
TOTAL JUST VALUE		637,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012027	SCRN ENCL	8,609	09/20/2023
230010057	CO ISSUED		08/04/2023
23001545	NEW CONSTR	457,489	02/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2847/1391	8/18/2025	LE	U	I	11	100
GRANTOR: KLEIN JOEL ANTHONY &						
GRANTEE: KLEIN JOEL & PAMELA						
2664/1797	8/23/2023	SW	Q	I	01	704,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: KLEIN JOEL ANTHONY						

BUILDING NOTES

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	0911	SCRN RM A	1	100	0	0	288.00	SF	18.00	18.00	100	2024	2023		93	4,821	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=23,10] W12 W1 S8 W23 N11 W17 S45 E22 S4 E7 E4 E7 S6 S5 D4R4 E5 U4R4 N57 $
FGR=[YR=2024;ORIG=-30,52] E22 S4 E7 S20 W10 S2 W19 N26 $
FOP=[YR=2024;ORIG=-13,7] S11 E23 N8 E1 N3 W24 $
PTO=[YR=2024;ORIG=23,0] W36 S7 E24 S3 E12 N10 $
FOP=[YR=2024;ORIG=3,56] E7 S6 W7 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,821

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	1.75	85,000.00	148,750.00	148,750							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/09/2026 BY SYS