LOT 198
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WEHRLE CHERYL ANGELA & ROBERT MASON
144 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0198-0000

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

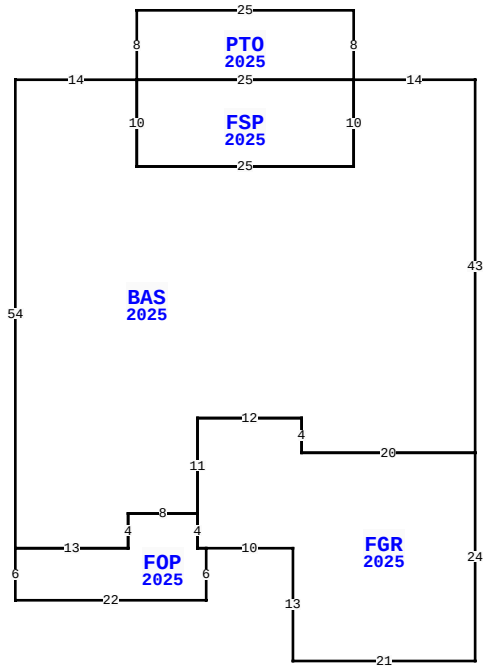
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2025	2,180	371,341
FGR	673	55	2025	370	63,026
FOP	164	30	2025	49	8,347
FSP	250	40	2025	100	17,034
PTO	200	5	2025	10	1,703
TOTALS	3,467			2,709	461,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,709	122.5440	170.34	461,451	2024	2024	0	0	0	0.00	100.00

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



144 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		461,451
TOTAL MARKET OB/XF VALUE		3,492
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		549,943
SOH/AGL Deduction		5,703
ASSESSED VALUE		544,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		492,829
TOTAL JUST VALUE		549,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008551		6,420	07/23/2024
CO240006162	PRIVATE PROVIDER	417,824	05/22/2024
230012493	NEW SFR	417,824	09/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/640	7/16/2024	SW	Q	I	01	684,700
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WEHRLE CHERYL ANGEL						
2725/1769	7/16/2024	SW	U	V	11	100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WEHRLE CHERYL ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,0] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 W13 N54 $
FGR=[YR=2025;ORIG=53,43] W20 N4 W12 S11 S4 E1 E10 S13 E21 N24 $
FSP=[YR=2025;ORIG=39,0] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=21,50] W8 S4 W13 S6 E22 N6 W1 N4 $
PTO=[YR=2025;ORIG=14,-8] E25 S8 W25 N8 $
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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
2	0911	SCRN RM A	0	100	8	25	200.00	SF	18.00	18.00	100	2025	2024		97	3,492	

LAND DESCRIPTION

TOTAL OB/XF 3,492

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