LOT 201
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

HEALEY FRANCIS & FELECIA SHAWNE
168 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0201-0000

BUILDING CHARACTERISTICS

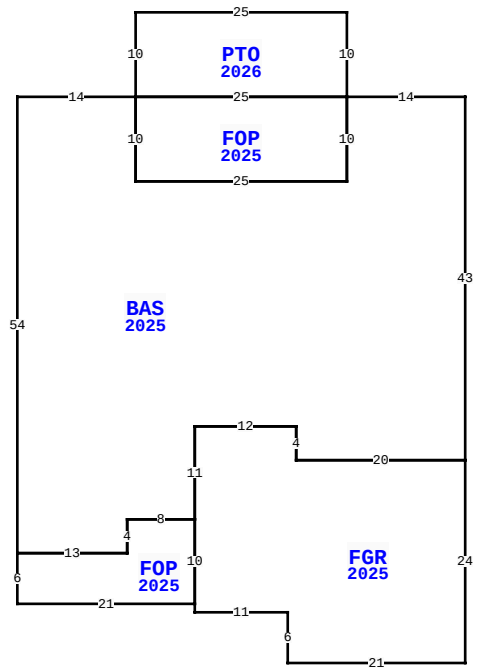
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,180	100	2025	2,180	388,389
FGR	750	55	2025	412	73,402
FOP	158	30	2025	47	8,374
FOP	250	30	2025	75	13,362
PTO	250	5	2026	12	2,138
TOTALS	3,588			2,726	485,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,726	128.1744	178.16	485,664	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2180 HX Base Yr 2026



168 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		485,664
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		575,164
SOH/AGL Deduction		0
ASSESSED VALUE		575,164
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		523,753
TOTAL JUST VALUE		575,164
NCON VALUE		490,164
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007973	INSTALLING AN EXP	6,500	07/18/2025
CO250003932	PRIVATE PROVIDER	426,697	04/15/2025
B240009969	PRIVATE PROVIDER	426,697	08/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/348	5/21/2025	SW	Q	I	01	714,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HEALEY FRANCIS & FE

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	0	100	10	25	250.00	SF	18.00	18.00	100	2026	2025		100	4,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 W13 N54 $
FGR=[YR=2025;ORIG=73,43] W20 N4 W12 S11 S10 S1 E11 S6 E21 N24 $
FOP=[YR=2025;ORIG=59,0] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=41,50] W8 S4 W13 S6 E21 N10 $
PTO=[YR=2026;ORIG=34,0] N10 E25 S10 W25 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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 09/23/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS