LOT 202
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

EVERETT CHRISTY & CELESTE L/E/
176 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0202-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

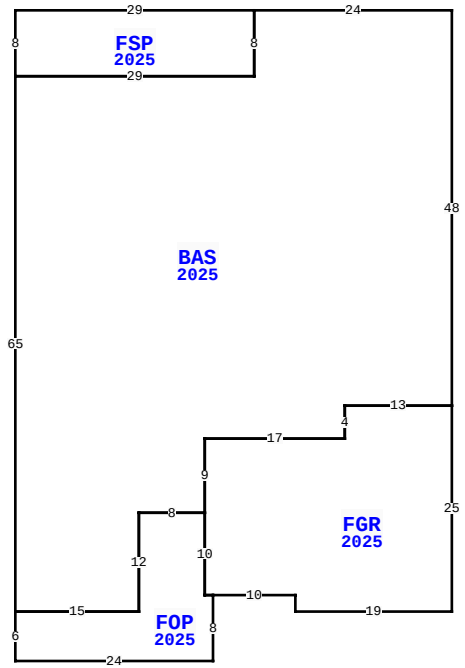
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2025	2,859	462,500
FGR	660	55	2025	363	58,723
FOP	242	30	2025	73	11,809
FSP	232	40	2025	93	15,045
TOTALS	3,993			3,388	548,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,388	116.3800	161.77	548,077	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2859 HX Base Yr 2025



176 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		548,077
TOTAL MARKET OB/XF VALUE		4,176
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		637,253
SOH/AGL Deduction		384,430
ASSESSED VALUE		252,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,412
TOTAL JUST VALUE		637,253
NCON VALUE		4,176
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008093	NW RES SCN	21,700	07/22/2025
CO240013530	PRIVATE PROVIDER	531,871	12/06/2024
B240006827	PRIVATE PROVIDER	531,871	06/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/727	2/11/2025	LE	U	I	11	100
GRANTOR: EVERETT CHRISTY & CEL						
GRANTEE: EVERETT FAMILY TRUS						
2758/286	12/18/2024	SW	Q	I	02	815,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: EVERETT CHRISTY & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=113,-8] W24 S8 W29 S65 E15 N12 E8 N9 E17 N4 E13 N48 $
FGR=[YR=2025;ORIG=83,44] E17 N4 E13 S25 W19 N2 W10 W1 N10 N9 $
FOP=[YR=2025;ORIG=75,53] E8 S10 E1 S8 W24 N6 E15 N12 $
FSP=[YR=2025;ORIG=60,-8] E29 S8 W29 N8 $
.

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	29	232.00	SF	18.00	18.00	100	2026	2025		100	4,176	

LAND DESCRIPTION

TOTAL OB/XF 4,176

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