LOT 216
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

GUARINO REVOCABLE TRUST/GUARINO ROBERT J TRUSTEE
250 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0216-0000

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

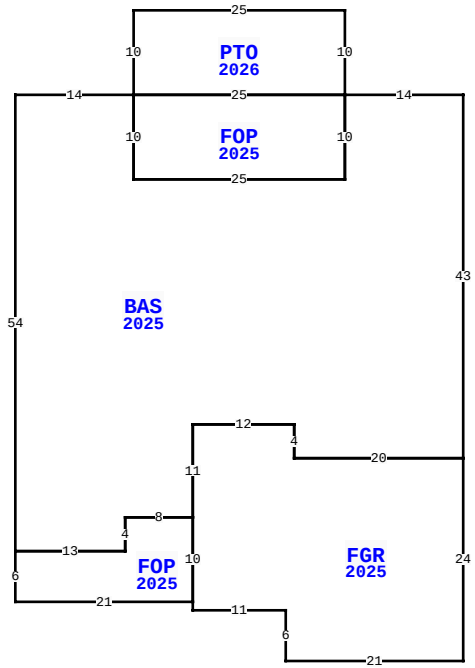
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

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	750	55	2025	412	70,180
FOP	158	30	2025	47	8,006
FOP	250	30	2025	75	12,776
PTO	250	5	2026	12	2,044
TOTALS	3,588			2,726	464,347

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	122.5440	170.34	464,347	2024	2024	0	0	0	0.00	100.00

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



250 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		464,347
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		553,847
SOH/AGL Deduction		162,581
ASSESSED VALUE		391,266
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,855
TOTAL JUST VALUE		553,847
NCON VALUE		6,544
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250003353	10 X 27 X 10 TALL	17,500	04/02/2025
CO240011416	PRIVATE PROVIDER	422,895	10/08/2024
B240004888	PRIVATE PROVIDER	422,895	04/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/977	10/21/2024	SW	Q	I	01	730,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: GUARINO REVOCABLE T

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=57,-11] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 W13 N54 $
FGR=[YR=2025;ORIG=110,32] W20 N4 W12 S11 S10 S1 E11 S6 E21 N24 $
FOP=[YR=2025;ORIG=96,-11] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=78,39] W8 S4 W13 S6 E21 N10 $
PTO=[YR=2026;ORIG=71,-21] E25 S10 W25 N10 $
.

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