LOT 219
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

JURKOVICH GEORGE A JR & VANESSA R
282 CONTINUUM LOOP
YULEE, FL 32097

**2026**

**50-3N-27-1004-0219-0000**

## BUILDING CHARACTERISTICS

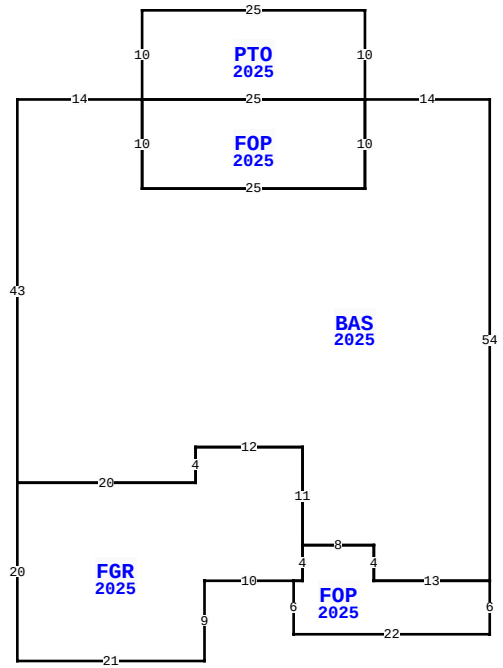
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 369,336 |
| FGR | 589 | 55 | 2025 | 324 | 54,892 |
| FOP | 164 | 30 | 2025 | 49 | 8,302 |
| FOP | 250 | 30 | 2025 | 75 | 12,707 |
| PTO | 250 | 5 | 2025 | 12 | 2,033 |
| TOTALS | 3,433 | | | 2,640 | 447,269 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,640 | 121.8816 | 169.42 | 447,269 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 0% - 2025 Heated Area: 2180 HX Base Yr




282 CONTINUUM LOOP, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 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 | 447,269 |
| TOTAL MARKET OB/XF VALUE | 9,943 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 542,212 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 542,212 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 542,212 |
| TOTAL JUST VALUE | 542,212 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 525,623 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240005979 | 10X27 SCREEN ENC | 11,000 | 05/17/2024 |
| CO240003419 | PRIVATE PROVIDER | 417,483 | 03/26/2024 |
| 230007818 | NEW SFR | 417,483 | 06/16/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2703/251 | 3/27/2024 | SW | Q | I | 01 | 698,500 |

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: JURKOVICH GEORGE A

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=53,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2025;ORIG=14,0] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=32,50] E8 S4 E13 S6 W22 N6 E1 N4 $
FGR=[YR=2025;ORIG=0,43] E20 N4 E12 S11 S4 W1 W10 S9 W21 N20 $
PTO=[YR=2025;ORIG=14,-10] E25 S10 W25 N10 $
.

## 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 | 0912 | SCRN RM G | 0 | 0 | 10 | 25 | 250.00 | SF | 21.00 | 21.00 | 100 | 2025 | 2024 | | 97 | 5,093 | |
| 3 | 0600 | SUMMER KIT | 0 | 0 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2025 | 2024 | | 97 | 4,850 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,943

| 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 | 0 | | 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 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS