LOT 226
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

DICKSTEIN RICHARD J
354 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0226-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

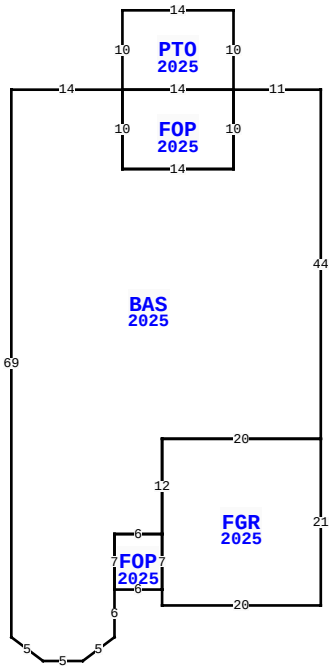
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,000	100	2025	2,000	344,640
FGR	420	55	2025	231	39,806
FOP	42	30	2025	13	2,240
FOP	140	30	2025	42	7,237
PTO	140	5	2025	7	1,206
TOTALS	2,742			2,293	395,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	123.9700	172.32	395,130	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2000 HX Base Yr 2025



354 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		395,130
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		480,130
SOH/AGL Deduction		3,739
ASSESSED VALUE		476,391
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		424,980
TOTAL JUST VALUE		480,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004944			01/22/2024
230009747	NEW SFR	369,676	07/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/583	2/09/2024	SW	Q	I	01	579,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DICKSTEIN RICHARD J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=49,7] W11 S10 W14 N10 W14 S69 D3R4 E5 U3R4 N6 N7 E6 N12 E20 N44 $
FOP=[YR=2025;ORIG=24,7] E14 S10 W14 N10 $
FGR=[YR=2025;ORIG=29,51] E20 S21 W20 N2 N7 N12 $
FOP=[YR=2025;ORIG=23,63] E6 S7 W6 N7 $
PTO=[YR=2025;ORIG=24,-3] E14 S10 W14 N10 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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