LOT 227
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MCCARTT MARK JULIE TRUST/MCCARTT MARK CHAUNCY TRUS
362 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0227-0000

BUILDING CHARACTERISTICS

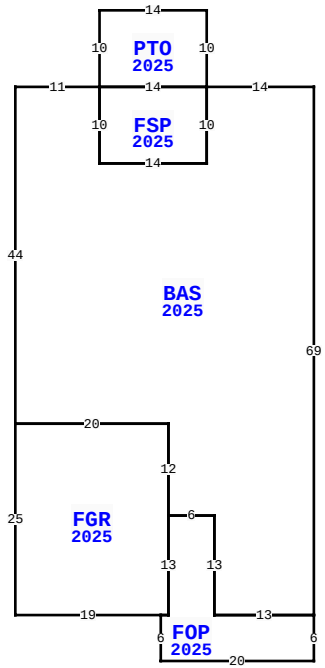
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,973	100	2025	1,973	373,982
FGR	500	55	2025	275	52,126
FOP	198	30	2025	59	11,183
FSP	140	40	2025	56	10,615
PTO	140	5	2025	7	1,327
TOTALS	2,951			2,370	449,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,370	136.3670	189.55	449,234	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 1973 HX Base Yr



362 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	449,234
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	534,234
SOH/AGL Deduction	0
ASSESSED VALUE	534,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	534,234
TOTAL JUST VALUE	534,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001734	PRIVATE PROVIDER	374,690	02/13/2024
230007624	NEW SFR	374,690	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1338	3/13/2024	SW	Q	I	01	559,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MCCARTT MARK JULIE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=40,39] E20 S12 S13 W1 W19 N25 $
FSP=[YR=2025;ORIG=51,-5] E14 S10 W14 N10 $
FOP=[YR=2025;ORIG=60,51] E6 S13 E13 S6 W20 N6 E1 N13 $
BAS=[YR=2025;ORIG=40,39] N44 E11 S10 E14 N10 E14 S69 W13 N13 W6 N12 W20 $
PTO=[YR=2025;ORIG=51,-15] E14 S10 W14 N10 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS