LOT 228
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

ANDERSON TIMOTHY MARSHALL & JULIE DORIS
370 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0228-0000

BUILDING CHARACTERISTICS

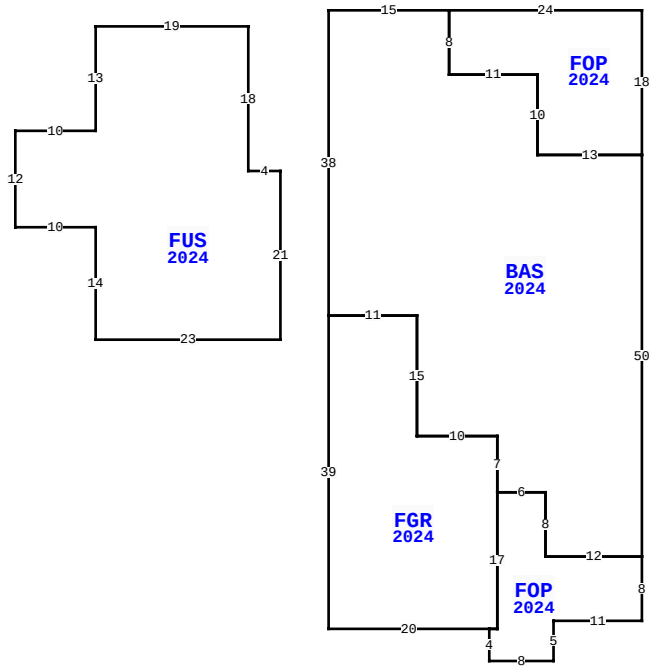
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,802	100	2024	1,802	288,474
FGR	669	55	2024	368	58,912
FOP	231	30	2024	69	11,045
FOP	322	30	2024	97	15,528
FUS	945	100	2024	945	151,281
TOTALS	3,969			3,281	525,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,281	115.7452	160.89	527,880	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2747 HX Base Yr 2024



370 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		525,241
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		610,241
SOH/AGL Deduction		195,223
ASSESSED VALUE		415,018
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,607
TOTAL JUST VALUE		610,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007005	CO ISSUED		11/03/2023
230007005	NEW SFR	522,721	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1319	11/15/2023	SW	Q	I	01	646,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: ANDERSON TIMOTHY MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=89,1] W13 N10 W11 N8 W15 S38 E11 S15 E10 S7 E6 S8 E12 N50 $
FOP=[YR=2024;ORIG=71,43] E6 S8 E12 S8 W11 S5 W8 N4 E1 N17 $
FOP=[YR=2024;ORIG=89,1] W13 N10 W11 N8 E24 S18 $
FGR=[YR=2024;ORIG=50,21] E11 S15 E10 S7 S17 W1 W20 N39 $
FUS=[YR=2024;ORIG=21,-15] E19 S18 E4 S21 W23 N14 W10 N12 E10 N13 $
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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	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