LOT 231
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MCCARTER JAMES BRIAN & KELLEY DUFFIELD
394 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0231-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

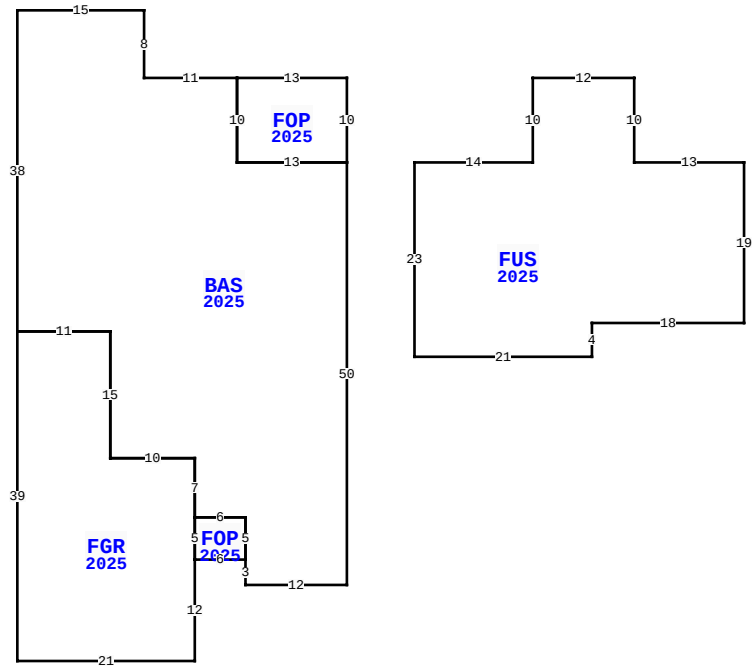
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2025	1,802	291,510
FGR	669	55	2025	368	59,531
FOP	30	30	2025	9	1,456
FOP	130	30	2025	39	6,309
FUS	945	100	2025	945	152,873
TOTALS	3,576			3,163	511,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,163	116.3800	161.77	511,679	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 2747 HX Base Yr



394 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	511,679
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	596,679
SOH/AGL Deduction	0
ASSESSED VALUE	596,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	596,679
TOTAL JUST VALUE	596,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011913	PRIVATE PROVIDER	502,724	10/23/2024
B240005250	PRIVATE PROVIDER	502,724	05/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/1142	10/29/2024	SW	Q	I	01	657,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MCCARTER JAMES BRIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,-10] W15 S38 E11 S15 E10 S7 E6 S5 S3 E12 N50 W13 N10 W11 N8 $
FOP=[YR=2025;ORIG=71,-2] E13 S10 W13 N10 $
FOP=[YR=2025;ORIG=66,50] E6 S5 W6 N5 $
FGR=[YR=2025;ORIG=45,67] N39 E11 S15 E10 S7 S5 S12 W21 $
FUS=[YR=2025;ORIG=131,8] S19 W18 S4 W21 N23 E14 N10 E12 S10 E13 $
.

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