LOT 239
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PROSZKOW ALEXANDER JAMES & TATIANA
458 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0239-0000

BUILDING CHARACTERISTICS

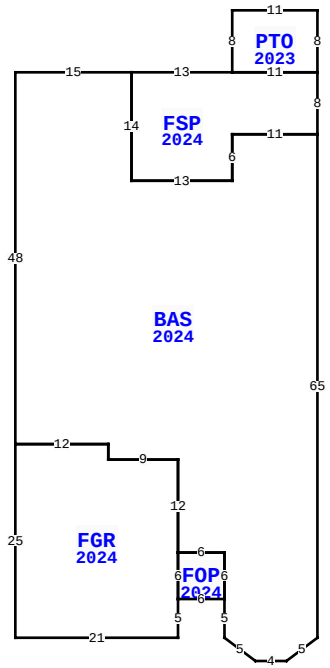
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,028	100	2024	2,028	385,653
FGR	507	55	2024	279	53,055
FOP	36	30	2024	11	2,091
FSP	270	40	2024	108	20,538
PTO	88	5	2023	4	760
TOTALS	2,929			2,430	462,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,430	137.4940	191.12	464,422	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2028 HX Base Yr 2024



458 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		462,100
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		547,100
SOH/AGL Deduction		23,086
ASSESSED VALUE		524,014
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		472,603
TOTAL JUST VALUE		547,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010825	CO ISSUED		08/22/2023
230003159	HTD2019 GAR518 P3	382,992	03/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/141	9/21/2023	SW	Q	I	02	586,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PROSZKOW ALEXANDER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E15 S14 E13 N6 E11 S65 D3L4 W4 U3L4 N5 N6 W6 N12 W9 N2 W12 N48 $
FGR=[YR=2024;ORIG=71,70] W9 N2 W12 S25 E21 N5 N6 N12 $
FOP=[YR=2024;ORIG=71,82] E6 S6 W6 N6 $
FSP=[YR=2024;ORIG=89,20] W11 W13 S14 E13 N6 E11 N8 $
PTO=[YR=2023;ORIG=78,12] E11 S8 W11 N8 $
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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	000134	C	RES POND	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