LOT 245
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

EDLUND TAINA E
525 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0245-0000

BUILDING CHARACTERISTICS

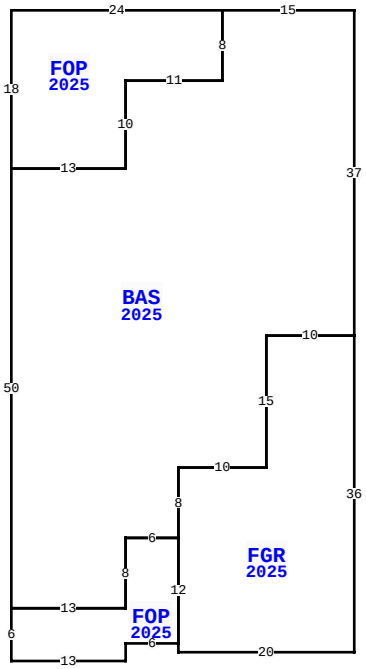
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,812	100	2025	1,812	312,244
FGR	570	55	2025	314	54,108
FOP	150	30	2025	45	7,754
FOP	322	30	2025	97	16,715
TOTALS	2,854			2,268	390,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	123.9700	172.32	390,822	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1812 HX Base Yr 2026



525 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		390,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		475,822
SOH/AGL Deduction		0
ASSESSED VALUE		475,822
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		424,411
TOTAL JUST VALUE		475,822
NCON VALUE		390,822
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000905	PRIVATE PROVIDER	351,719	01/28/2025
B240009373	PRIVATE PROVIDER	351,719	08/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2796/834	6/20/2025	SW	Q	I	02	518,900

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: EDLUND TAINA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=95,-10] E15 S37 W10 S15 W10 S8 W6 S8 W13 N50 E13 N10 E11 N8 $
FOP=[YR=2025;ORIG=95,-10] S8 W11 S10 W13 N18 E24 $
FGR=[YR=2025;ORIG=110,27] W10 S15 W10 S8 S12 S1 E20 N36 $
FOP=[YR=2025;ORIG=90,50] W6 S8 W13 S6 E13 N2 E6 N12 $
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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	000100	C	RES	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 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS