LOT 247
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

DEWALT BRUCE/SHARP TRACIE
509 CONTINUUM LOOP
YULEE, FL 32097

**2026**

**50-3N-27-1004-0247-0000**

## BUILDING CHARACTERISTICS

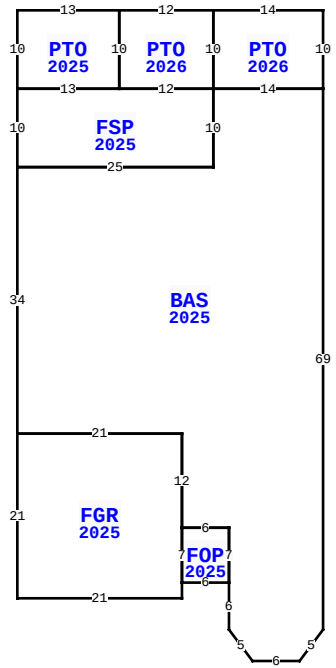
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,874 | 100 | 2025 | 1,874 | 321,166 |
| FGR | 441 | 55 | 2025 | 243 | 41,645 |
| FOP | 42 | 30 | 2025 | 13 | 2,228 |
| FSP | 250 | 40 | 2025 | 100 | 17,138 |
| PTO | 130 | 5 | 2025 | 6 | 1,028 |
| PTO | 120 | 5 | 2026 | 6 | 1,028 |
| PTO | 140 | 5 | 2026 | 7 | 1,200 |
| TOTALS | 2,997 | | | 2,249 | 385,434 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,249 | 123.2938 | 171.38 | 385,434 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 0% - 2026 Heated Area: 1874 HX Base Yr




509 CONTINUUM LOOP, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 385,434 |
| TOTAL MARKET OB/XF VALUE | 4,500 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 474,934 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 474,934 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 474,934 |
| TOTAL JUST VALUE | 474,934 |
| NCON VALUE | 6,753 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 451,640 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250002585 | BIRD CAGE ON EXIS | 14,650 | 03/12/2025 |
| CO240012790 | PRIVATE PROVIDER | 350,255 | 11/14/2024 |
| B240005437 | PRIVATE PROVIDER | 350,255 | 05/06/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2764/20 | 1/23/2025 | SW | Q | I | 01 | 517,400 |

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DEWALT BRUCE

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0911 | SCRN RM A | 0 | 0 | 10 | 25 | 250.00 | SF | 18.00 | 18.00 | 100 | 2026 | 2025 | | 100 | 4,500 | |

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E25 N10 E14 S69 D4L3 W6 U4L3 N6 N7 W6 N12 W21 N34 $
FGR=[YR=2025;ORIG=41,44] W21 S21 E21 N2 N7 N12 $
FSP=[YR=2025;ORIG=45,0] W12 W13 S10 E25 N10 $
PTO=[YR=2026;ORIG=45,-10] E14 S10 W14 N10 $
PTO=[YR=2025;ORIG=20,-10] E13 S10 W13 N10 $
PTO=[YR=2026;ORIG=33,-10] E12 S10 W12 N10 $
FOP=[YR=2025;ORIG=47,56] W6 S7 E6 N7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 4,500

| 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 | 000134 | C | RES POND | 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 07/07/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS