LOT 257
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MOHL LYNN F & DANIEL M
349 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0257-0000

BUILDING CHARACTERISTICS

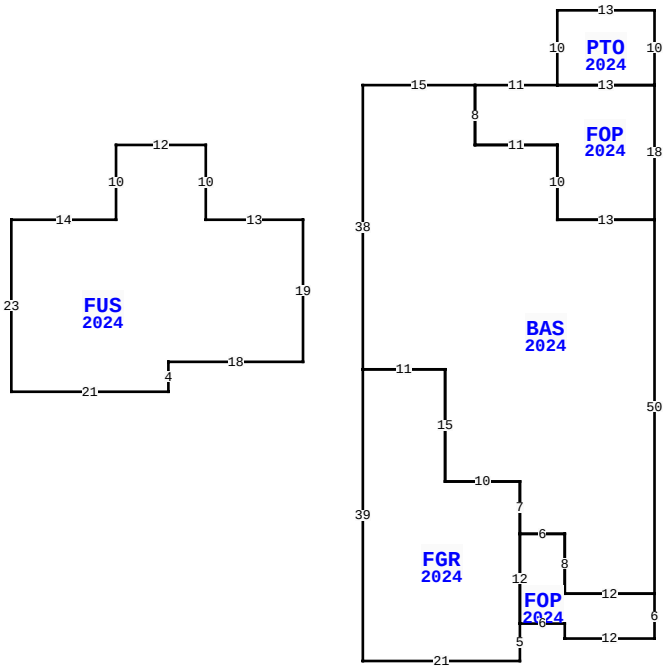
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	144	30	2024	43	6,883
FOP	322	30	2024	97	15,528
FUS	945	100	2024	945	151,281
PTO	130	5	2024	6	960
TOTALS	4,012			3,261	522,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,261	115.7452	160.89	524,662	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2747 HX Base Yr 2025



349 CONTINUUM LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		522,039
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		607,039
SOH/AGL Deduction		2,695
ASSESSED VALUE		604,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		552,933
TOTAL JUST VALUE		607,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004110	CO ISSUED	519,597	12/27/2023
230007950	NEW SFR	519,597	06/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/509	1/23/2024	SW	Q	I	01	639,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MOHL LYNN F & DANIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,-10] E15 S8 E11 S10 E13 S50 W12 N8 W6 N7 W10 N15 W11 N38 $
FUS=[YR=2024;ORIG=92,8] S19 W18 S4 W21 N23 E14 N10 E12 S10 E13 $
FGR=[YR=2024;ORIG=111,28] W11 S39 E21 N5 N12 N7 W10 N15 $
FOP=[YR=2024;ORIG=139,-10] W13 W11 S8 E11 S10 E13 N18 $
FOP=[YR=2024;ORIG=139,58] S6 W12 N2 W6 N12 E6 S8 E12 $
PTO=[YR=2024;ORIG=126,-20] E13 S10 W13 N10 $
.

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	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