LOT 261
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

SABER MARK JOSEPH/LOPEZ ANNA M
317 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0261-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

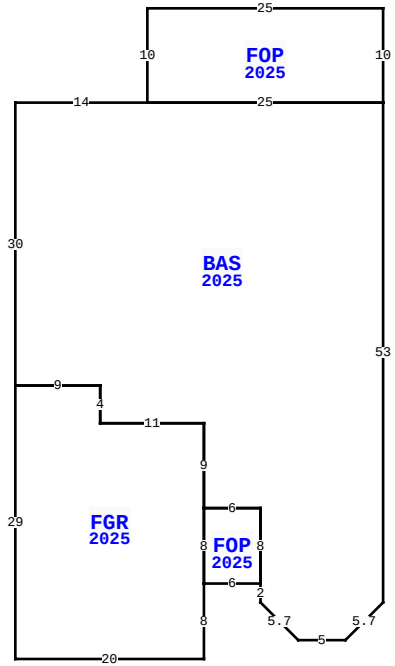
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,627	100	2025	1,627	281,373
FGR	536	55	2025	295	51,017
FOP	48	30	2025	14	2,421
FOP	250	30	2025	75	12,971
TOTALS	2,461			2,011	347,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	124.4208	172.94	347,782	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1627 HX Base Yr 2026



317 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		347,782
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		432,782
SOH/AGL Deduction		0
ASSESSED VALUE		432,782
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		381,371
TOTAL JUST VALUE		432,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013118	PRIVATE PROVIDER	314,568	11/21/2024
B240007110	PRIVATE PROVIDER	314,568	06/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/189	1/07/2025	SW	Q	I	02	534,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: SABER MARK JOSEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,-4] E14 E25 S53 D4L4 W5 U4L4 N2 N8 W6 N9 W11 N4 W9 N30 $
FOP=[YR=2025;ORIG=79,-14] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=66,39] W6 S8 E6 N8 $
FGR=[YR=2025;ORIG=40,26] E9 S4 E11 S9 S8 S8 W20 N29 $
.

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