LOT 280
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

LENHART FREDERICK E & BEVERLY ANN
573 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0280-0000

BUILDING CHARACTERISTICS

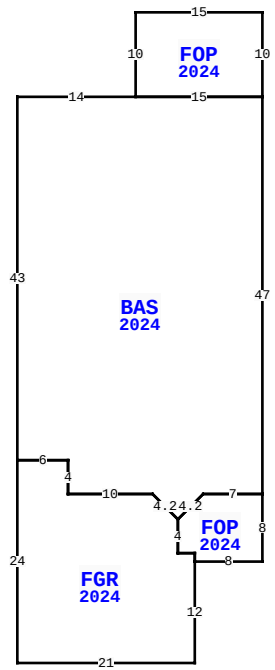
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,348	100	2024	1,348	245,799
FGR	426	55	2024	234	42,669
FOP	74	30	2024	22	4,012
FOP	150	30	2024	45	8,206
TOTALS	1,998			1,649	300,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	131.8452	183.26	302,196	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1348 HX Base Yr 2024



573 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		300,685
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		385,685
SOH/AGL Deduction		15,903
ASSESSED VALUE		369,782
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		318,371
TOTAL JUST VALUE		385,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010543	CO ISSUED		08/16/2023
22016687	NEW CONSTR	259,142	11/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/295	8/18/2023	SW	Q	I	01	406,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: LENHART FREDERICK E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=89,13] W15 W14 S43 E6 S4 E10 D3R3 U3R3 E7 N47 $
FGR=[YR=2024;ORIG=60,56] E6 S4 E10 D3R3 S4 E2 S1 S12 W21 N24 $
FOP=[YR=2024;ORIG=74,3] E15 S10 W15 N10 $
FOP=[YR=2024;ORIG=89,60] W7 D3L3 S4 E2 S1 E8 N8 $
.

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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS