LOT 322
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

HAVRILLA-VERHEYEN LIVING TRUST/HAVRILLA DAVID N TR
261 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0322-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

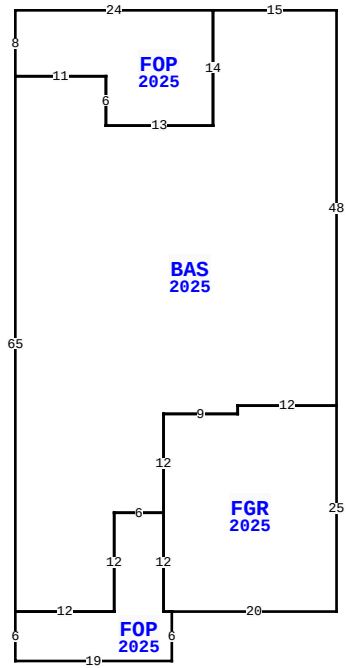
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,989	100	2025	1,989	340,875
FGR	516	55	2025	284	48,672
FOP	186	30	2025	56	9,597
FOP	270	30	2025	81	13,882
TOTALS	2,961			2,410	413,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	123.2938	171.38	413,026	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1989 HX Base Yr 2026



261 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		413,026
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		498,026
SOH/AGL Deduction		99,393
ASSESSED VALUE		398,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		347,222
TOTAL JUST VALUE		498,026
NCON VALUE		413,026
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003227	PRIVATE PROVIDER	382,109	03/28/2025
B240011626	PRIVATE PROVIDER	382,109	10/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/0135	1/13/2026	WD	U	I	11	100
GRANTOR: HAVRILLA DAVID N						
GRANTEE: HAVRILLA-VERHEYEN L						
2781/1460	4/15/2025	SW	Q	I	01	555,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: HAVRILLA DAVID N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=89,-10] E15 S48 W12 S1 W9 S12 W6 S12 W12 N65 E11 S6 E13 N14 $
FOP=[YR=2025;ORIG=89,-10] W24 S8 E11 S6 E13 N14 $
FOP=[YR=2025;ORIG=83,51] W6 S12 W12 S6 E19 N6 W1 N12 $
FGR=[YR=2025;ORIG=104,38] W12 S1 W9 S12 S12 E1 E20 N25 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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