LOT 333
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

TRUSCH CHARLES GEORGE
173 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0333-0000

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	11	CLAY TILE 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

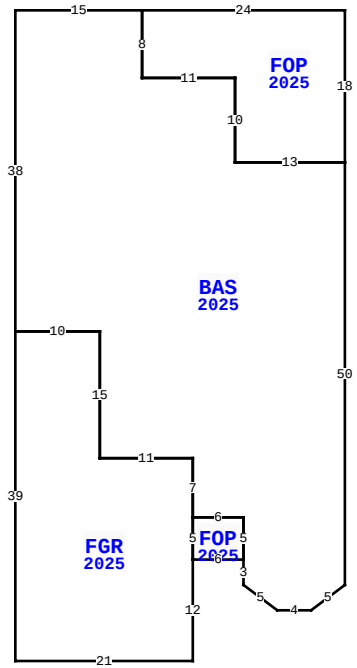
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	2025	1,841	303,942
FGR	654	55	2025	360	59,434
FOP	30	30	2025	9	1,486
FOP	322	30	2025	97	16,015
TOTALS	2,847			2,307	380,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	131.9717	183.44	423,196	2025	2025	10	0	0	0.00	90.00

1 SNGL FAM 100% - 2026 Heated Area: 1841 HX Base Yr 2026



173 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		380,876
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		465,876
SOH/AGL Deduction		0
ASSESSED VALUE		465,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		414,465
TOTAL JUST VALUE		465,876
NCON VALUE		380,876
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000786	PRIVATE PROVIDER	362,402	01/23/2025
B240010220	PRIVATE PROVIDER	362,402	09/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/721	2/13/2025	SW	Q	I	01	491,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: TRUSCH CHARLES GEOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=67,-1] W15 S38 E10 S15 E11 S7 E6 S5 S3 D3R4 E4 U3R4 N50 W13 N10 W11 N8 $
FGR=[YR=2025;ORIG=52,37] S39 E21 N12 N5 N7 W11 N15 W10 $
FOP=[YR=2025;ORIG=67,-1] S8 E11 S10 E13 N18 W24 $
FOP=[YR=2025;ORIG=73,59] E6 S5 W6 N5 $
.

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	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 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS