LOT 334
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MASHBURN DONALD RODNEY & DIANE L
165 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0334-0000

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 100
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

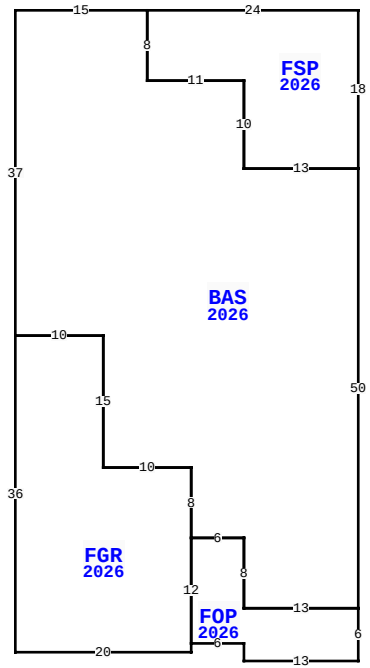
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2026	1,812	343,465
FGR	570	55	2026	314	59,519
FOP	150	30	2026	45	8,530
FSP	322	40	2026	129	24,452
TOTALS	2,854			2,300	435,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,300	136.3670	189.55	435,965	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1812 HX Base Yr 2026



165 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		435,965
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		520,965
SOH/AGL Deduction		104,245
ASSESSED VALUE		416,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		365,309
TOTAL JUST VALUE		520,965
NCON VALUE		435,965
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009693			08/28/2025
B240013614	PRIVATE PROVIDER	355,329	12/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2814/285	9/02/2025	SW	Q	I	01	568,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MASHBURN DONALD ROD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,-10] E15 S8 E11 S10 E13 S50 W13 N8 W6 N8 W10 N15 W10 N37 $
FSP=[YR=2026;ORIG=89,-10] W24 S8 E11 S10 E13 N18 $
FOP=[YR=2026;ORIG=89,58] W13 N8 W6 S12 E6 S2 E13 N6 $
FGR=[YR=2026;ORIG=60,27] S15 E10 S8 S12 S1 W20 N36 E10 $
.

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