LOT 354
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

GARD MICHAEL W & LINDA E L/E/
791 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0354-0000

BUILDING CHARACTERISTICS

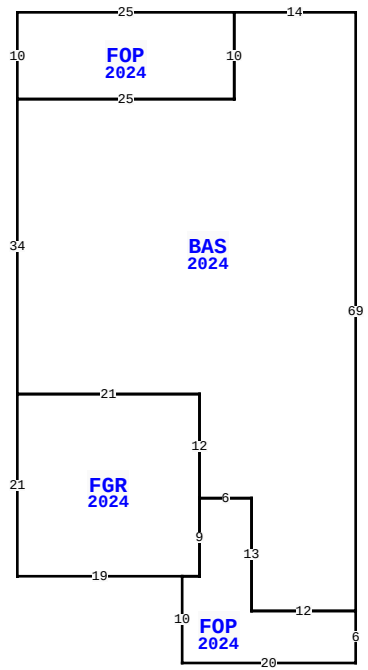
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,838	100	2024	1,838	315,140
FGR	441	55	2024	243	41,665
FOP	206	30	2024	62	10,631
FOP	250	30	2024	75	12,859
TOTALS	2,735			2,218	380,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,218	123.9700	172.32	382,206	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 1838 HX Base Yr 2026



791 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,295
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		465,295
SOH/AGL Deduction		212,779
ASSESSED VALUE		252,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,105
TOTAL JUST VALUE		465,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007124	CI ISSUED		06/02/2023
22013996	NEW CONSTR	307,090	09/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2804/1725	7/31/2025	LE	U	I	11	100
GRANTOR: GARD MICHAEL W & LIND						
GRANTEE: GARD MICHAEL W & LI						
2793/387	5/28/2025	WD	Q	I	01	525,000
GRANTOR: SCHUNDER FAMILY TRUST						
GRANTEE: GARD MICHAEL W & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W25 S34 E21 S12 E6 S13 E12 N69 $
FOP=[YR=2024;ORIG=101,0] E25 S10 W25 N10 $
FGR=[YR=2024;ORIG=122,44] W21 S21 E19 E2 N9 N12 $
FOP=[YR=2024;ORIG=122,56] E6 S13 E12 S6 W20 N10 E2 N9 $
.

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