

LOT 166
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

HENEFELD GEORGE PAUL & KAREN J
246 COVETED PLACE
YULEE, FL 32097

2024

50-3N-27-1004-0166-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

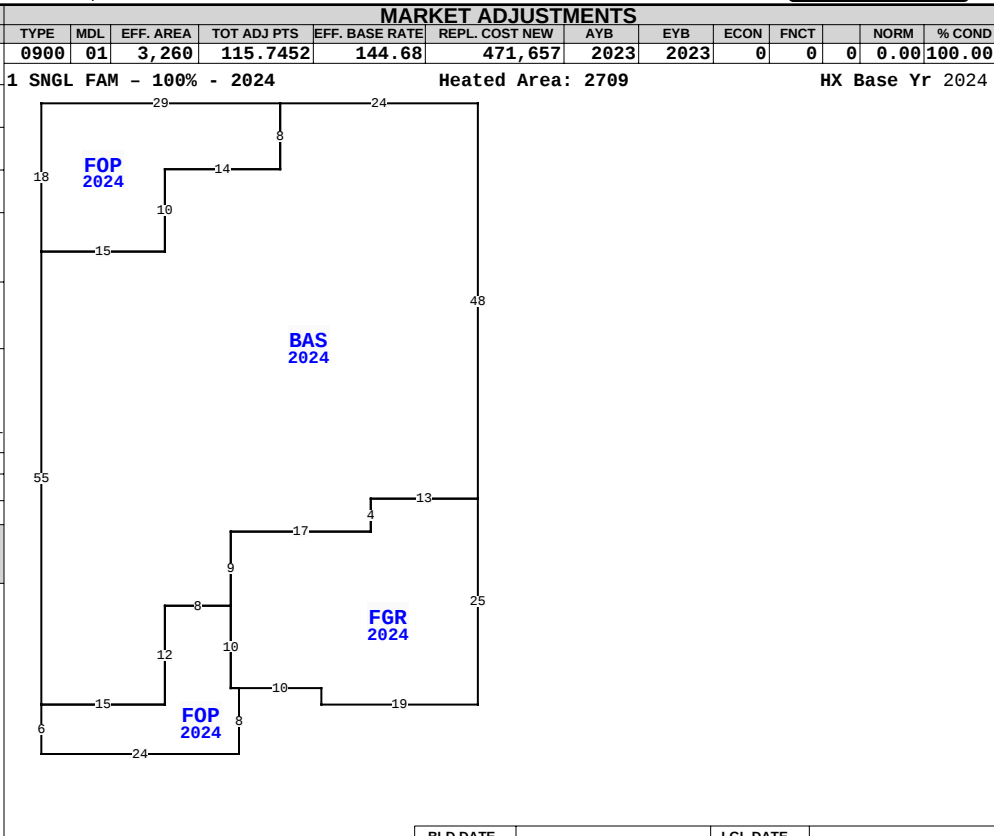
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,709	100	2,709	391,938
FGR	660	55	363	52,519
FOP	242	30	73	10,562
FOP	382	30	115	16,638

TOTALS	3,993		3,260	471,657
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,148.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00



246 COVETED PL, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0855	CONC PAVER	0 100	0	0	1,148.00	SF	10.00	10.00	100	2024	2023		100	11,480	

TOTAL OB/XF										11,480						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.30	75,000.00	97,500.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		471,657	
TOTAL MARKET OB/XF VALUE		11,480	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		580,637	
SOH/AGL Deduction		0	
ASSESSED VALUE		580,637	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		530,637	
TOTAL JUST VALUE		580,637	
NCON VALUE		483,137	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013791	10X20 POOL	62,725	10/26/2023
230011614	CO ISSUED		09/12/2023
230003157	HTD2712 GAR673 P6	518,990	03/10/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2671/1314	9/29/2023	SW	Q	I	01	705,800	
GRANTOR: PULTE HOME COMPANY LL							
GRANTEE: HENEFELD GEORGE PAU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=140,1] W24 S8 W14 S10 W15 S55 E15 N12 E8 N9 E17 N4 E13 N48 \$									
FOP=[YR=2024;ORIG=87,1] E29 S8 W14 S10 W15 N18 \$									
FOP=[YR=2024;ORIG=102,62] S12 W15 S6 E24 N8 W1 N10 W8 \$									
FGR=[YR=2024;ORIG=140,49] W13 S4 W17 S9 S10 E1 E10 S2 E19 N25 \$									