LOT 168
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

**BAUM BERNARD REVOCABLE TRUST/BAUM SHARON GALE REVO**
219 COVETED PLACE
YULEE, FL 32097

**2024**

**50-3N-27-1004-0168-0000**

## 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 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

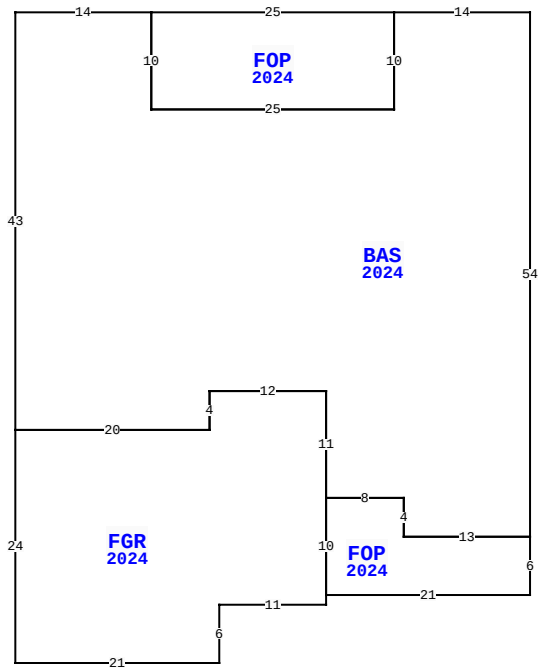
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,180 | 100 | 2,180 | 333,932 |
| FGR | 750 | 55 | 412 | 63,110 |
| FOP | 158 | 30 | 47 | 7,199 |
| FOP | 250 | 30 | 75 | 11,489 |
| TOTALS | 3,338 | | 2,714 | 415,731 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,714 | 122.5440 | 153.18 | 415,731 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2180 HX Base Yr 2024




219 COVETED PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 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 | | 415,731 |
| TOTAL MARKET OB/XF VALUE | | 10,090 |
| TOTAL LAND VALUE - MARKET | | 97,500 |
| TOTAL MARKET VALUE | | 523,321 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 523,321 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 473,321 |
| TOTAL JUST VALUE | | 523,321 |
| NCON VALUE | | 425,821 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP230013992 | | 105,021 | 10/31/2023 |
| 230011990 | CO ISSUED | | 09/19/2023 |
| 230003505 | HTD2179 GAR750 P4 | 428,253 | 03/16/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2672/1768 | 10/04/2023 | SW | Q | I | 01 | 716,600 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BAUM BERNARD REVOCA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=93,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2024;ORIG=54,0] E25 S10 W25 N10 $
FGR=[YR=2024;ORIG=40,43] E20 N4 E12 S11 S10 S1 W11 S6 W21 N24 $
FOP=[YR=2024;ORIG=72,60] E21 N6 W13 N4 W8 S10 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,009.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 10,090 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,090

| 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 | 000134 | C | SFR POND | 100 | | PD - | E 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.30 | 75,000.00 | 97,500.00 | 97,500 | | | | | | | |

REVIEW DATE 05/28/2024 BY WW Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS