LOT 172
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

LOPES JOEL R JR/CURIEL ALICIA ANTONELLA
171 COVETED PL
YULEE, FL 32097

2024

50-3N-27-1004-0172-0000

BUILDING CHARACTERISTICS

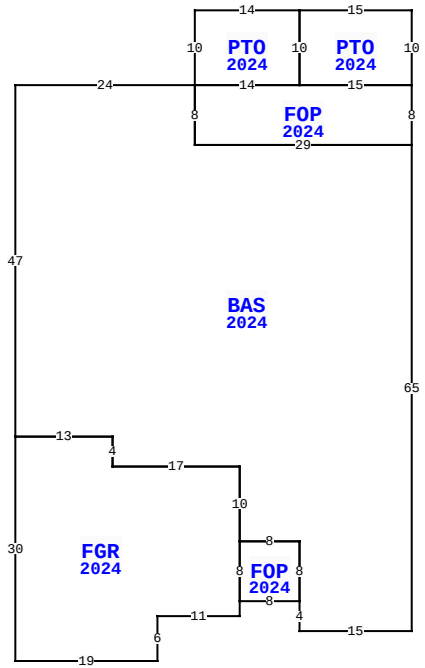
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,829	100	2,829	415,297
FGR	766	55	421	61,803
FOP	64	30	19	2,789
FOP	232	30	70	10,276
PTO	140	5	7	1,028
PTO	150	5	8	1,174
TOTALS	4,181		3,354	492,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,354	117.4380	146.80	492,367	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2829 HX Base Yr 2024



171 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		492,367
TOTAL MARKET OB/XF VALUE		15,465
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		582,832
SOH/AGL Deduction		0
ASSESSED VALUE		582,832
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		532,832
TOTAL JUST VALUE		582,832
NCON VALUE		507,832
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012122	SCRN ENCL	5,500	09/21/2023
230007820	CO ISSUED		06/16/2023
22016655	NEW CONSTR	534,487	11/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/393	6/26/2023	SW	Q	I	01	762,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: LOPES JOEL R JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-3] W29 N8 W24 S47 E13 S4 E17 S10 E8 S8 S4 E15 N65 $
FGR=[YR=2024;ORIG=87,36] E13 S4 E17 S10 S8 S2 W11 S6 W19 N30 $
FOP=[YR=2024;ORIG=140,-11] W15 W14 S8 E29 N8 $
PTO=[YR=2024;ORIG=140,-21] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=125,50] W8 S8 E8 N8 $
PTO=[YR=2024;ORIG=111,-21] E14 S10 W14 N10 $
.

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	1,039.00	SF	10.00	10.00	100	2024	2023		100	10,390	
2	0911	SCRN RM A	0	100	0	0	290.00	SF	17.50	17.50	100	2024	2023		100	5,075	

LAND DESCRIPTION

TOTAL OB/XF 15,465

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	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS