LOT 174
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MARTINEZ ALFARO HECTOR E/VALLEJO MYRNA ARROYO
155 COVETED PL
YULEE, FL 32097

**2024**

**50-3N-27-1004-0174-0000**

## NASSAU COUNTY PROPERTY



## 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 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

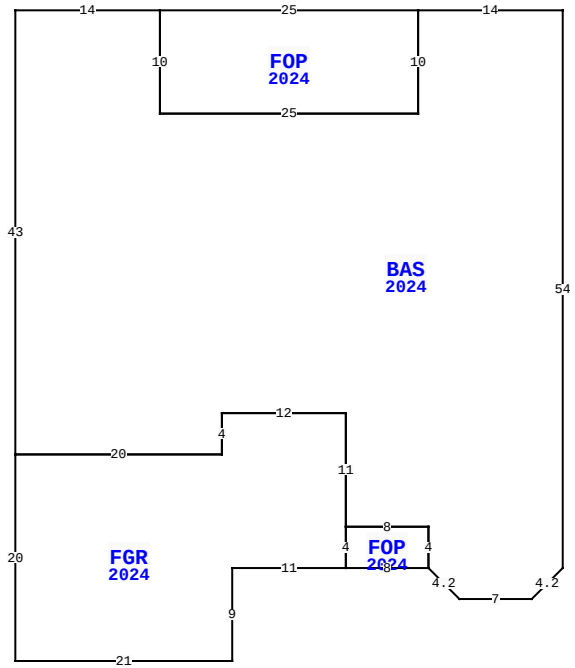
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,210 | 100 | 2,210 | 356,208 |
| FGR | 589 | 55 | 324 | 52,222 |
| FOP | 32 | 30 | 10 | 1,612 |
| FOP | 250 | 30 | 75 | 12,089 |
| TOTALS | 3,081 | | 2,619 | 422,130 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,619 | 128.9472 | 161.18 | 422,130 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 0% - 2024 Heated Area: 2210 HX Base Yr




155 COVETED PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 422,130 |
| TOTAL MARKET OB/XF VALUE | 6,500 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 503,630 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 503,630 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 503,630 |
| TOTAL JUST VALUE | 503,630 |
| NCON VALUE | 428,630 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230013177 | CO ISSUED | | 10/13/2023 |
| 230006280 | NEW SFR | 418,217 | 05/15/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2679/577 | 11/08/2023 | SW | Q | I | 01 | 675,000 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MARTINEZ ALFARO HEC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 D3R3 E7 U3R3 N54 $
FGR=[YR=2024;ORIG=87,43] E20 N4 E12 S11 S4 W11 S9 W21 N20 $
FOP=[YR=2024;ORIG=101,0] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=119,50] E8 S4 W8 N4 $
.

## 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 | 0 | 0 | 0 | 650.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,500

| 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 | 0 | | 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 11/09/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS