LOT 159
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

CRAIG ROBERT K & SHARON K
190 COVETED PLACE
YULEE, FL 32097

2025

50-3N-27-1004-0159-0000

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 100
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

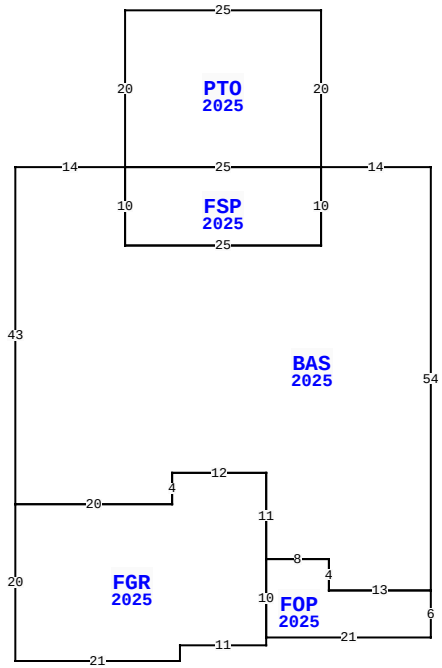
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2025	2,180	387,582
FGR	666	55	2025	366	65,071
FOP	158	30	2025	47	8,356
FSP	250	40	2025	100	17,779
PTO	500	5	2025	25	4,445
TOTALS	3,754			2,718	483,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,718	134.6880	177.79	483,233	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2180 HX Base Yr 2025



190 COVETED PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		483,233
TOTAL MARKET OB/XF VALUE		18,450
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		586,683
SOH/AGL Deduction		247,874
ASSESSED VALUE		338,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,087
TOTAL JUST VALUE		586,683
NCON VALUE		504,933
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011294	NEW RES SCREEN EN	17,000	10/04/2024
230004080			01/09/2024
230007974	NEW SFR	422,735	06/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/5	1/26/2024	SW	Q	I	02	672,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: CRAIG ROBERT K & SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=53,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FGR=[YR=2025;ORIG=0,43] E20 N4 E12 S11 S10 S1 W11 S2 W21 N20 $
FSP=[YR=2025;ORIG=14,0] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=32,50] E8 S4 E13 S6 W21 N10 $
PTO=[YR=2025;ORIG=14,0] E25 N20 W25 S20 $
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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	970.00	SF	10.00	10.00	100	2025	2024		100	9,700	
3	0911	SCRN RM A	0	100	0	0	500.00	SF	17.50	17.50	100	2025	2024		100	8,750	

LAND DESCRIPTION

TOTAL OB/XF 18,450

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	000135	C	RES NATURAL	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 07/30/2025 BY SYS