LOT 160
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

SERWE JOHN BARTHOL & MARIETTA B
198 COVETED PLACE
YULEE, FL 32097

2025

50-3N-27-1004-0160-0000

BUILDING CHARACTERISTICS

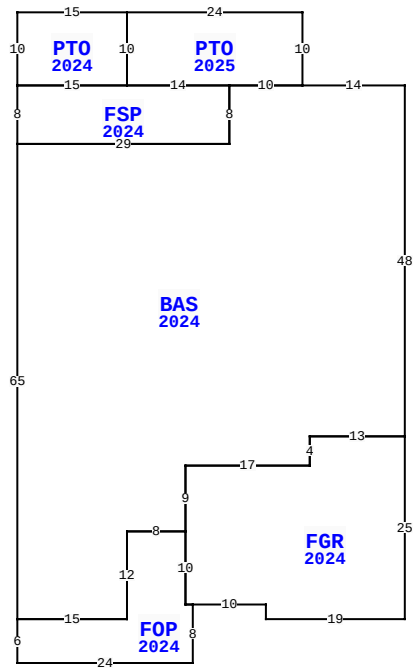
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2024	2,859	440,801
FGR	660	55	2024	363	55,967
FOP	242	30	2024	73	11,255
FSP	232	40	2024	93	14,339
PTO	150	5	2024	8	1,233
PTO	240	5	2025	12	1,850
TOTALS	4,383			3,408	525,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,408	116.8032	154.18	525,445	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2859 HX Base Yr 2024



198 COVETED PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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		525,445
TOTAL MARKET OB/XF VALUE		16,950
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		627,395
SOH/AGL Deduction		234,794
ASSESSED VALUE		392,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,879
TOTAL JUST VALUE		627,395
NCON VALUE		11,196
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003657	ADD SCREEN ENCLOS	8,500	04/01/2024
230006292	CO ISSUED		05/15/2023
22013895	NEW CONSTR	465,817	09/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1561	5/19/2023	SW	Q	I	01	764,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: SERWE JOHN BARTHOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,-10] W14 W10 S8 W29 S65 E15 N12 E8 N9 E17 N4 E13 N48 $
FGR=[YR=2024;ORIG=150,38] W13 S4 W17 S9 S10 E1 E10 S2 E19 N25 $
FOP=[YR=2024;ORIG=97,63] S6 E24 N8 W1 N10 W8 S12 W15 $
FSP=[YR=2024;ORIG=97,-10] E15 E14 S8 W29 N8 $
PTO=[YR=2024;ORIG=97,-20] E15 S10 W15 N10 $
PTO=[YR=2025;ORIG=112,-10] E14 E10 N10 W24 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	1,115.00	SF	10.00	10.00	100	2024	2023		100	11,150	
2	0912	SCRN RM G	0	100	29	10	290.00	SF	20.00	20.00	100	2025	2024		100	5,800	

LAND DESCRIPTION

TOTAL OB/XF 16,950

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