

LOT 164
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

SARNECKY JOHN & CATHY M
230 COVETED PL
YULEE, FL 32097

2025

50-3N-27-1004-0164-0000



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/LAMMT 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
BAS	2,709	100
FGR	660	55
FOP	242	30
FSP	382	40
PTO	150	5
TOTALS	4,143	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,306	117.8612	155.58	514,347	2023	2023	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2024 Heated Area: 2709 HX Base Yr 2024												
TOTALS	4,143		3,306	514,347								

NASSAU COUNTY PROPERTY			PAGE 1 of 1	
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		514,347		
TOTAL MARKET OB/XF VALUE		53,790		
TOTAL LAND VALUE - MARKET		110,500		
TOTAL MARKET VALUE		678,637		
SOH/AGL Deduction		321,506		
ASSESSED VALUE		357,131		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		306,409		
TOTAL JUST VALUE		678,637		
NCON VALUE		48,893		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		589,784		

EXTRA FEATURES										230 COVETED PL, YULEE				INC DATE		AG DATE		NOTES	
L N	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	1,081.00	SF	10.00	10.00	100	2024	2023		100	10,810			
2	0861	POOL GUNIT	0	100	0	0	232.00	SF	85.00	85.00	100	2025	2024		100	19,720			
3	0855	CONC PAVER	0	100	0	0	530.00	SF	10.00	10.00	100	2025	2024		100	5,300			
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000			
5	0911	SCRN RM A	0	100	0	0	912.00	SF	17.50	17.50	100	2025	2024		100	15,960			