LOT 167
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

WILLIAMS KELLY/LEON FELIPE
241 COVETED PLACE
YULEE, FL 32097

2025

50-3N-27-1004-0167-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

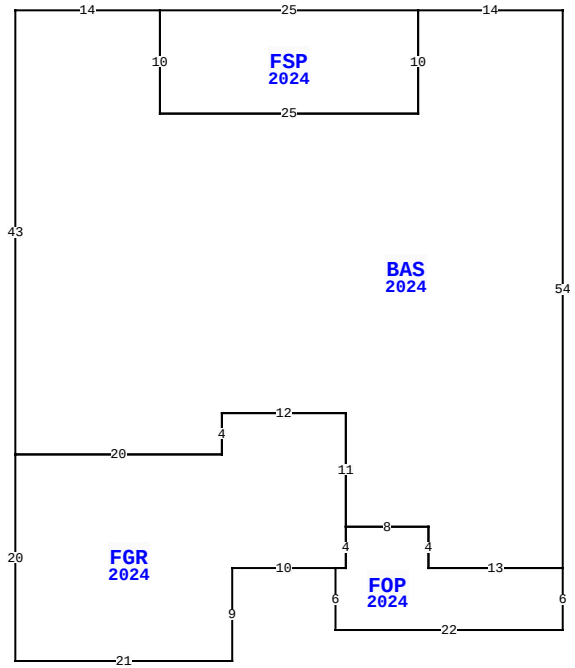
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2024	2,180	352,637
FGR	589	55	2024	324	52,410
FOP	164	30	2024	49	7,926
FSP	250	40	2024	100	16,176
TOTALS	3,183			2,653	429,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	122.5440	161.76	429,149	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2180 HX Base Yr 2024



241 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		429,149
TOTAL MARKET OB/XF VALUE		4,051
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		543,700
SOH/AGL Deduction		255,971
ASSESSED VALUE		287,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,007
TOTAL JUST VALUE		543,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011944	CO ISSUED		09/19/2023
23000317	NEW CONSTR	414,605	01/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2671/1617	9/20/2023	SW	Q	I	01	675,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILLIAMS KELLY						
2671/1585	9/20/2023	SW	U	I	39	465,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILLIAMS KELLY						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	100	2024	2023		100	4,051	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=83,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FSP=[YR=2024;ORIG=44,0] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=62,50] E8 S4 E13 S6 W22 N6 E1 N4 $
FGR=[YR=2024;ORIG=30,43] E20 N4 E12 S11 S4 W1 W10 S9 W21 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,051

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	RES POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.30	85,000.00	110,500.00	110,500							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS