

BAUM BERNARD REVOCABLE TRUST/BAUM SHARON GALE REVO
219 COVETED PLACE
YULEE, FL 32097

50-3N-27-1004-0168-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

0900

01

2,739

122.5440

161.76

443,061

2023

2023

0

0

0

0.00

100.00

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

TOTALS

31

HARDIE BRD 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

13

LVT/LAMNT 100

03

CENTRAL 100

04

AIR DUCTED 100

2

100

02

WOOD FRAME 100

1.

1. 100

0

100

06

Quality Level 06

0100

SINGLE FAMILY

MKT AREA

04

4094.00

2,180

100

2024

2,180

352,637

750

55

2024

412

66,645

158

30

2024

47

7,603

250

40

2024

100

16,176

3,338

2,739

443,061

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,739

122.5440

161.76

443,061

2023

2023

0

0

0

0.00

100.00

1

SNGL FAM - 100% - 2024

Heated Area: 2180

HX Base Yr 2024

14

25

14

10

FSP

2024

10

25

43

BAS

2024

54

20

4

12

11

8

4

13

6

21

11

6

24

FGR

2024

10

FOP

2024

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

05/13/2025

MLU

EXTRA FEATURES

219 COVETED PL, YULEE

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

1,009.00

SF

10.00

10.00

100

2024

2023

100

10,090

2

0861

POOL GUNIT

0

100

0

0

426.00

SF

85.00

85.00

100

2025

2024

100

36,210

3

0855

CONC PAVER

0

100

0

0

980.00

SF

10.00

10.00

100

2025

2024

100

9,800

4

0911

SCRN RM A

0

100

0

0

1,402.00

SF

17.50

17.50

100

2025

2024

100

24,535

LAND DESCRIPTION

TOTAL OB/XF

80,635

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

443,061

80,635

110,500

634,196

25,154

609,042

50,722

558,320

634,196

70,545

523,321

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B240011757

POOL SCREEN ENCL0

20,864

10/18/2024

SP230013992

105,021

10/31/2023

230011990

C0 ISSUED

09/19/2023

230003505

HTD2179 GAR750 P4

428,253

03/16/2023

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2672/1768

10/04/2023

SW

Q

I

01

716,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: BAUM BERNARD REVOCA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=93,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 \$

FGR=[YR=2024;ORIG=40,43] E20 N4 E12 S11 S10 S1 W11 S6 W21 N24 \$

FSP=[YR=2024;ORIG=54,0] E25 S10 W25 N10 \$

FOP=[YR=2024;ORIG=72,60] E21 N6 W13 N4 W8 S10 \$