

LOT 171
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

SHAW SCOTT REVOCABLE TRUST/SHAW SCOTT TRUSTEE
179 COVETED PLACE
YULEE, FL 32097

2025

50-3N-27-1004-0171-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	31	HARDIE BRD 100	0900	01	2,665	121.8816	160.88	428,745	2024	2024	0	0	0.00	100.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025													Heated Area: 2180																							
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2025																							
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																							
Interior Floo	13	LVT/LAMMT 70														Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE												428,745											
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE												7,495											
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET												85,000											
Bedrooms		3 100														TOTAL MARKET VALUE												521,240											
Bathrooms		2.5 100														SOH/AGL Deduction												122,489											
Frame	02	WOOD FRAME 100														ASSESSED VALUE												398,751											
Stories	1.	1. 100														TOTAL EXEMPTION VALUE												DX HX HB 55,722											
Units		0 100														BASE TAXABLE VALUE												343,029											
			TOTAL JUST VALUE												521,240																								
			NCON VALUE												436,240																								
			INCOME VALUE																																				
			PREVIOUS YEAR MKT VALUE												75,000																								
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	350,718																																		
FGR	589	55	2025	324	52,125																																		
FOP	164	30	2025	49	7,883																																		
FSP	250	40	2025	100	16,088																																		
PTO	250	5	2025	12	1,931																																		
TOTALS			3,433		2,665	428,745																																	
EXTRA FEATURES						179 COVETED PL, YULEE												BLD DATE 05/13/2025 MLU																					
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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2025	2024		100	3,120																							
2	0911	SCRN RM A	0	100	10	25	250.00	SF	17.50	17.50	100	2025	2024		100	4,375																							
BUILDING DIMENSIONS																																							
BAS=[YR=2025;ORIG=53,0] W14 S10 W25 N10 W14 S43 E20 N4 E12																																							
S11 E8 S4 E13 N54 \$																																							
FSP=[YR=2025;ORIG=14,0] E25 S10 W25 N10 \$																																							
FOP=[YR=2025;ORIG=32,50] E8 S4 E13 S6 W22 N6 E1 N4 \$																																							
FGR=[YR=2025;ORIG=0,43] E20 N4 E12 S11 S4 W1 W10 S9 W21 N20 \$																																							
PTO=[YR=2025;ORIG=14,-10] E25 S10 W25 N10 \$																																							
.																																							
LAND DESCRIPTION						TOTAL OB/XF 7,495																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	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																																							