LOT 175
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

OKEEFE DENNIS J & DIANE
147 COVETED PL
YULEE, FL 32097

2025

50-3N-27-1004-0175-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

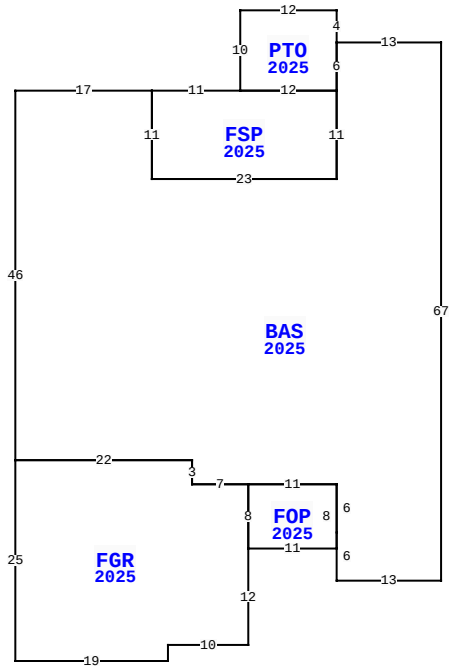
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	2025	2,512	427,995
FGR	684	55	2025	376	64,063
FOP	88	30	2025	26	4,430
FSP	253	40	2025	101	17,208
PTO	120	5	2025	6	1,022
TOTALS	3,657			3,021	514,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,021	129.0760	170.38	514,718	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2512 HX Base Yr 2025



147 COVETED PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		514,718
TOTAL MARKET OB/XF VALUE		10,900
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		610,618
SOH/AGL Deduction		246,018
ASSESSED VALUE		364,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,878
TOTAL JUST VALUE		610,618
NCON VALUE		525,618
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009948	SCREEN ENCLOSURE	6,900	08/27/2024
CO240006431	PRIVATE PROVIDER	472,970	05/30/2024
B230014544		472,970	11/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1946	6/14/2024	SW	Q	I	01	791,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: OKEEFE DENNIS J & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,0] E17 S11 E23 N11 N6 E13 S67 W13 N6 N6 W11 W7 N3 W22 N46 $
FOP=[YR=2025;ORIG=80,49] W11 S8 E11 N8 $
FSP=[YR=2025;ORIG=80,0] W12 W11 S11 E23 N11 $
FGR=[YR=2025;ORIG=69,49] W7 N3 W22 S25 E19 N2 E10 N12 N8 $
PTO=[YR=2025;ORIG=68,0] E12 N6 N4 W12 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	880.00	SF	10.00	10.00	100	2025	2024		100	8,800	
2	0911	SCRN RM A	0	100	12	10	120.00	SF	17.50	17.50	100	2025	2024		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 10,900

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	1.00	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