

HUNTSBERGER CARL KENT & TAMARA LYNN
139 COVETED PLACE
YULEE, FL 32097

50-3N-27-1004-0176-0000

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	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100				0900	01	2,674	122.5440	161.76	432,546	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2025													Heated Area: 2180		HX Base Yr 2025		Tax Group: 4		Tax Dist:						
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE		432,546						
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		107,858						
Interior Floor	13	LVT/LAMNT 100																					TOTAL LAND VALUE - MARKET		85,000						
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE		625,404						
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction		0						
Bedrooms		3 100																					ASSESSED VALUE		625,404						
Bathrooms		2.5 100																					TOTAL EXEMPTION VALUE		HX HB 50,722						
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE		574,682						
Stories	1.	1. 100																					TOTAL JUST VALUE		625,404						
Units		0 100																					NCON VALUE		540,404						
																							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	352,637																										
FGR	673	55	2025	370	59,851																										
FOP	164	30	2025	49	7,926																										
FOP	250	30	2025	75	12,132																										
TOTALS	3,267			2,674	432,546																										
EXTRA FEATURES						139 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	0861	POOL GUNIT	0 100	0	0	442.00	SF	85.00	85.00	100	2025	2024		100	75,140																
2	0855	CONC PAVER	0 100	0	0	930.00	SF	10.00	10.00	100	2025	2024		100	18,600																
3	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	4,000																
4	0462	ST/AL FNC	0 100	0	0	552.00	SF	10.00	10.00	100	2025	2024		100	5,520																
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600																
6	0810	CONCRETE A	0 100	0	0	615.00	SF	6.50	6.50	100	2025	2024		100	3,998																
LAND DESCRIPTION						TOTAL OB/XF													107,858												
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	1.00	85,000.00	85,000.00	85,000														