LOT 178
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

DAVY CONNIE & CHARLES A IV
123 COVETED PL
YULEE, FL 32097

2025

50-3N-27-1004-0178-0000

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	13	LVT/LAMNT 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

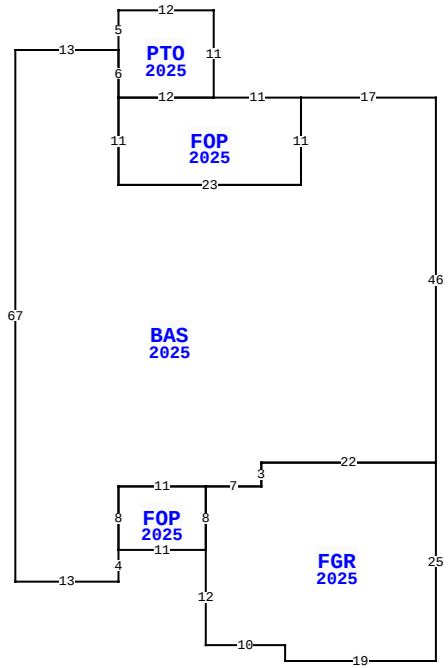
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	2025	2,512	397,876
FGR	684	55	2025	376	59,555
FOP	88	30	2025	26	4,118
FOP	253	30	2025	76	12,038
PTO	132	5	2025	7	1,109
TOTALS	3,669			2,997	474,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,997	119.9910	158.39	474,695	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2512 HX Base Yr



123 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	474,695
TOTAL MARKET OB/XF VALUE	9,650
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	569,345
SOH/AGL Deduction	0
ASSESSED VALUE	569,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	569,345
TOTAL JUST VALUE	569,345
NCON VALUE	484,345
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013418	PRIVATE PROVIDER	472,970	12/04/2024
B240005651	PRIVATE PROVIDER	472,970	05/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/974	12/12/2024	SW	Q	I	01	725,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: DAVY CONNIE & CHARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=140,0] W17 S11 W23 N11 N6 W13 S67 E13 N4 N8 E11 E7 N3 E22 N46 $
FOP=[YR=2025;ORIG=100,0] E12 E11 S11 W23 N11 $
FOP=[YR=2025;ORIG=100,49] E11 S8 W11 N8 $
FGR=[YR=2025;ORIG=111,49] E7 N3 E22 S25 W19 N2 W10 N12 N8 $
PTO=[YR=2025;ORIG=112,-11] S11 W12 N6 N5 E12 $
.

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	0	0	0	965.00	SF	10.00	10.00	100	2025	2024		100	9,650	

LAND DESCRIPTION

TOTAL OB/XF 9,650

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	0		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