LOT 179
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

ARCHAMBAULT FAMILY REVOCABLE TRUST/ARCHAMBAULT LAW
115 COVETED PLACE
YULEE, FL 32097

2025

50-3N-27-1004-0179-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

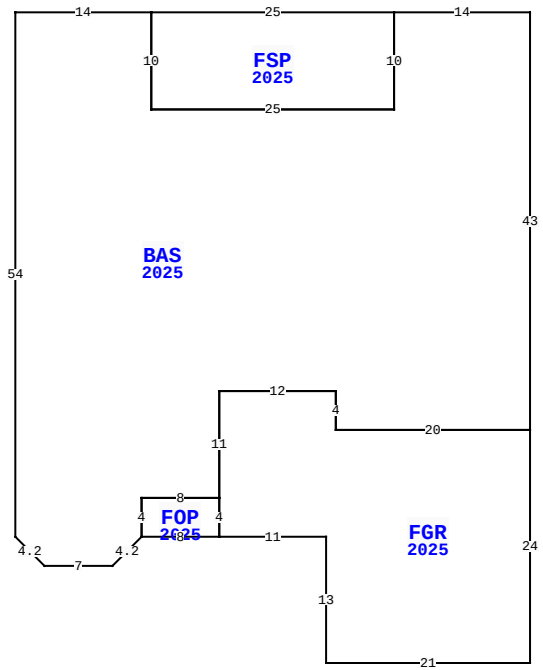
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2025	2,210	357,490
FGR	673	55	2025	370	59,851
FOP	32	30	2025	10	1,618
FSP	250	40	2025	100	16,176
TOTALS	3,165			2,690	435,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,690	122.5440	161.76	435,134	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2210 HX Base Yr 2025



115 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		435,134
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		532,734
SOH/AGL Deduction		0
ASSESSED VALUE		532,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		482,012
TOTAL JUST VALUE		532,734
NCON VALUE		447,734
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011949	PRIVATE PROVIDER	418,124	10/24/2024
B240005342	PRIVATE PROVIDER	418,124	05/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2746/1954	10/25/2024	SW	Q	I	01	754,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ARCHAMBAULT FAMILY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,-10] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 D3L3 W7 U3L3 N54 $
FSP=[YR=2025;ORIG=89,-10] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=71,40] W8 S4 E8 N4 $
FGR=[YR=2025;ORIG=103,33] W20 N4 W12 S11 S4 E11 S13 E21 N24 $
.

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	630.00	SF	10.00	10.00	100	2025	2024		100	12,600	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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