LOT 180
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

ARROYO ROBERT W/SCHAPLEY TAMARA
107 COVETED PLACE
YULEE, FL 32097

2025

50-3N-27-1004-0180-0000

BUILDING CHARACTERISTICS

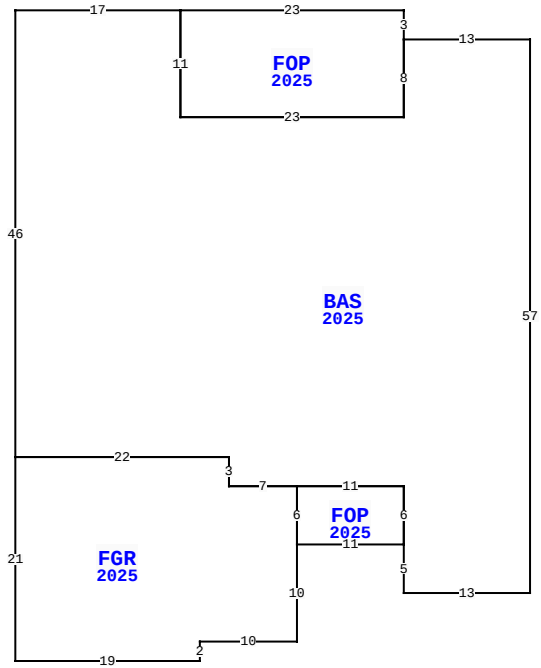
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,382	100	2025	2,382	413,420
FGR	568	55	2025	312	54,151
FOP	66	30	2025	20	3,471
FOP	253	30	2025	76	13,191
TOTALS	3,269			2,790	484,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	131.4864	173.56	484,232	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2382 HX Base Yr 2025



107 COVETED PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		484,232
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		578,532
SOH/AGL Deduction		60,548
ASSESSED VALUE		517,984
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		462,262
TOTAL JUST VALUE		578,532
NCON VALUE		493,532
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO24010784	CO ISSUED		09/19/2024
B240004910	PRIVATE PROVIDER	443,211	04/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2742/567	10/03/2024	SW	Q	I	02	621,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: ARROYO ROBERT W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=110,0] W13 S8 W23 N11 W17 S46 E22 S3 E7 E11 S6 S5 E13 N57 $
FOP=[YR=2025;ORIG=74,-3] E23 S3 S8 W23 N11 $
FGR=[YR=2025;ORIG=57,43] E22 S3 E7 S6 S10 W10 S2 W19 N21 $
FOP=[YR=2025;ORIG=86,46] E11 S6 W11 N6 $
.

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	930.00	SF	10.00	10.00	100	2025	2024		100	9,300	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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