LOT 364
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

HOGAN KENNETH HARVEY & DEBRA LYNNE
126 COVETED PL
YULEE, FL 32097

2025

50-3N-27-1004-0364-0000

BUILDING CHARACTERISTICS

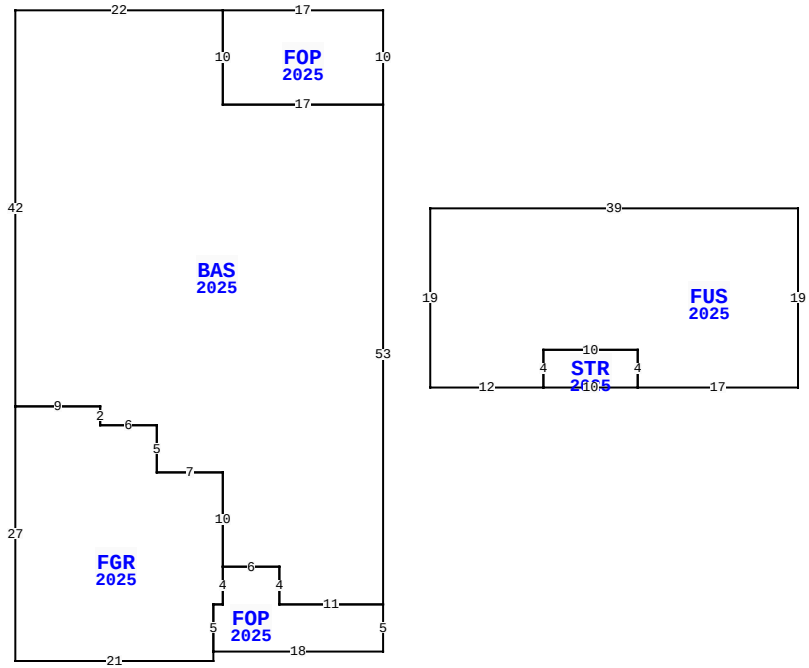
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,862	100	2025	1,862	293,321
FGR	527	55	2025	290	45,684
FOP	114	30	2025	34	5,356
FOP	170	30	2025	51	8,034
FUS	701	100	2025	701	110,429
STR	40	10	2025	4	630
TOTALS	3,414			2,942	463,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,942	119.3424	157.53	463,453	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2563 HX Base Yr



126 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		463,453
TOTAL MARKET OB/XF VALUE		2,912
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		551,365
SOH/AGL Deduction		111,710
ASSESSED VALUE		439,655
TOTAL EXEMPTION VALUE	13	439,655
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		551,365
NCON VALUE		466,365
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004527			01/29/2024
230008755	NEW SFR	478,359	07/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1868	2/07/2024	SW	Q	I	02	580,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: HOGAN KENNETH HARVE

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2025	2024		100	2,912	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=12,-32] E22 S10 E17 S53 W11 N4 W6 N10 W7 N5 W6 N2 W9 N42 $
FUS=[YR=2025;ORIG=56,-11] E39 S19 W17 N4 W10 S4 W12 N19 $
FGR=[YR=2025;ORIG=12,10] E9 S2 E6 S5 E7 S10 S4 W1 S5 S1 W21 N27 $
FOP=[YR=2025;ORIG=34,-32] E17 S10 W17 N10 $
FOP=[YR=2025;ORIG=34,27] E6 S4 E11 S5 W18 N5 E1 N4 $
STR=[YR=2025;ORIG=68,4] E10 S4 W10 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,912

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