LOT 161
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

SABANAS-BYRNE SUZANNE T
206 COVETED PLACE
YULEE, FL 32097

2026

50-3N-27-1004-0161-0000

BUILDING CHARACTERISTICS

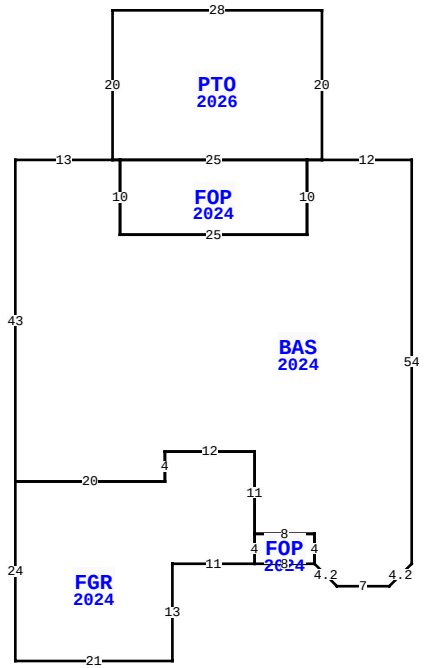
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2024	2,210	374,569
FGR	673	55	2024	370	62,711
FOP	32	30	2024	10	1,694
FOP	250	30	2024	75	12,712
PTO	560	5	2026	28	4,746
TOTALS	3,725			2,693	456,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,693	122.5440	170.34	458,726	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2210 HX Base Yr 2024



206 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		456,432
TOTAL MARKET OB/XF VALUE		10,080
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		551,512
SOH/AGL Deduction		19,069
ASSESSED VALUE		532,443
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		476,032
TOTAL JUST VALUE		551,512
NCON VALUE		14,826
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009239	NW RES SCN	27,800	08/18/2025
230007647	CO ISSUED		06/14/2023
22013028	NEW CONSTR	362,190	08/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/540	8/28/2023	SW	Q	I	01	680,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: SABANAS-BYRNE SUZAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-10] W12 W2 S10 W25 N10 W1 W13 S43 E20 N4 E12 S11 E8 S4 D3R3 E7 U3R3 N54 $
FGR=[YR=2024;ORIG=87,33] E20 N4 E12 S11 S4 W11 S13 W21 N24 $
FOP=[YR=2024;ORIG=101,-10] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=119,40] E8 S4 W8 N4 $
PTO=[YR=2026;ORIG=128,-10] W2 W25 W1 N20 E28 S20 $
.

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
2	0911	SCRN RM A	0	100	20	28	560.00	SF	18.00	18.00	100	2026	2025		100	10,080	

LAND DESCRIPTION

TOTAL OB/XF 10,080

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	000135	C	RES NATURAL	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 12/10/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS