LOT 166
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

HENEFELD GEORGE PAUL & KAREN J
246 COVETED PLACE
YULEE, FL 32097

2026

50-3N-27-1004-0166-0000

BUILDING CHARACTERISTICS

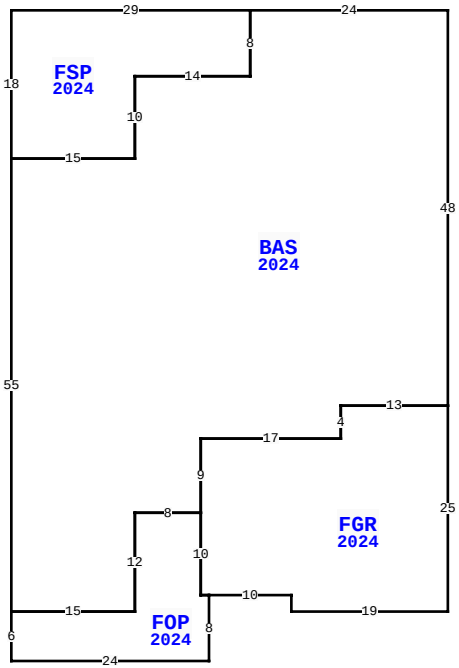
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,709	100	2024	2,709	433,672
FGR	660	55	2024	363	58,111
FOP	242	30	2024	73	11,686
FSP	382	40	2024	153	24,493
TOTALS	3,993			3,298	527,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,298	115.7452	160.89	530,615	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2709 HX Base Yr 2024



246 COVETED PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2026 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		527,962
TOTAL MARKET OB/XF VALUE		60,476
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		737,188
SOH/AGL Deduction		88,869
ASSESSED VALUE		648,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		596,908
TOTAL JUST VALUE		737,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009061	POOL SCREEN ENCLO	13,798	08/02/2024
230013791	10X20 POOL	62,725	10/26/2023
230011614	CO ISSUED		09/12/2023
230003157	HTD2712 GAR673 P6	518,990	03/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1314	9/29/2023	SW	Q	I	01	705,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HENEFELD GEORGE PAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,1] W24 S8 W14 S10 W15 S55 E15 N12 E8 N9 E17 N4 E13 N48 $
FGR=[YR=2024;ORIG=140,49] W13 S4 W17 S9 S10 E1 E10 S2 E19 N25 $
FSP=[YR=2024;ORIG=87,1] E29 S8 W14 S10 W15 N18 $
FOP=[YR=2024;ORIG=102,62] S12 W15 S6 E24 N8 W1 N10 W8 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0	600.00	SF	18.00	18.00	100	2025	2024		97	10,476	

LAND DESCRIPTION

TOTAL OB/XF 60,476

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	1.75	85,000.00	148,750.00	148,750							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/09/2026 BY SYS