LOT 167
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

HUTCHINSON KATHERINE W REVOCABLE TRUST/HUTCHINSON
241 COVETED PLACE
YULEE, FL 32097

2026

50-3N-27-1004-0167-0000

BUILDING CHARACTERISTICS

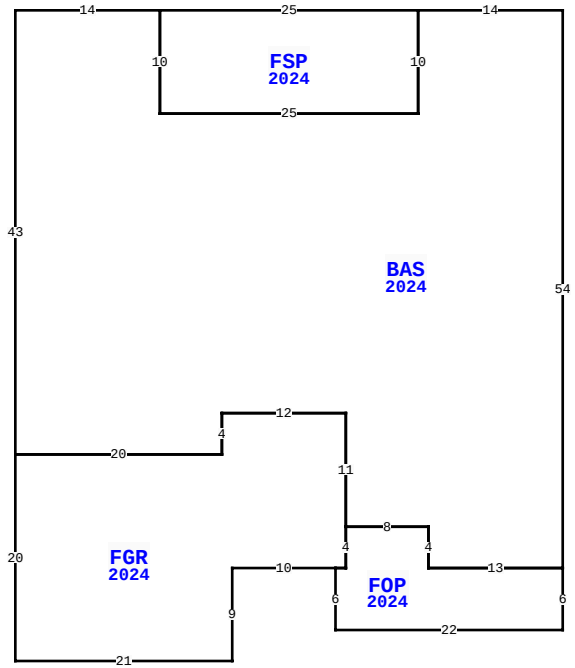
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,180	100	2024	2,180	369,484
FGR	589	55	2024	324	54,914
FOP	164	30	2024	49	8,305
FSP	250	40	2024	100	16,949
TOTALS	3,183			2,653	449,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	122.5440	170.34	451,912	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 2180 HX Base Yr 2026



241 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		449,652
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		148,750
TOTAL MARKET VALUE		598,402
SOH/AGL Deduction		0
ASSESSED VALUE		598,402
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		541,991
TOTAL JUST VALUE		598,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011944	CO ISSUED		09/19/2023
23000317	NEW CONSTR	414,605	01/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2831/877	11/14/2025	WD	Q	I	02	725,000
GRANTOR: WILLIAMS KELLY						
GRANTEE: HUTCHINSON KATHERIN						
2671/1617	9/20/2023	SW	Q	I	01	675,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILLIAMS KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=83,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FSP=[YR=2024;ORIG=44,0] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=62,50] E8 S4 E13 S6 W22 N6 E1 N4 $
FGR=[YR=2024;ORIG=30,43] E20 N4 E12 S11 S4 W1 W10 S9 W21 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.75	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