LOT 171
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

SHAW SCOTT REVOCABLE TRUST/SHAW SCOTT TRUSTEE
179 COVETED PLACE
YULEE, FL 32097

2026

50-3N-27-1004-0171-0000

BUILDING CHARACTERISTICS

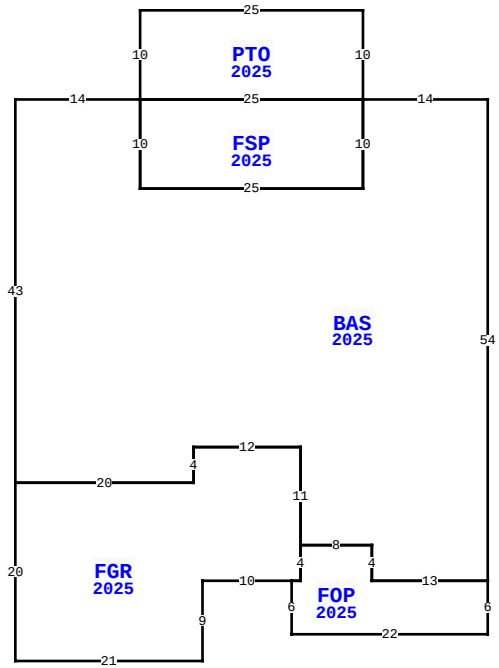
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2025	2,180	369,336
FGR	589	55	2025	324	54,892
FOP	164	30	2025	49	8,302
FSP	250	40	2025	100	16,942
PTO	250	5	2025	12	2,033
TOTALS	3,433			2,665	451,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	121.8816	169.42	451,504	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2180 HX Base Yr 2025



179 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		451,504
TOTAL MARKET OB/XF VALUE		4,365
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		540,869
SOH/AGL Deduction		131,352
ASSESSED VALUE		409,517
TOTAL EXEMPTION VALUE	DX HX HB	56,411
BASE TAXABLE VALUE		353,106
TOTAL JUST VALUE		540,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005476	26' X 14' SCREEN	10,500	05/07/2024
CO240003115	PRIVATE PROVIDER	411,898	03/18/2024
230011777	NEW SFR	411,898	09/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/1108	4/12/2024	SW	Q	I	01	734,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: SHAW SCOTT REVOCABL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=53,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FSP=[YR=2025;ORIG=14,0] E25 S10 W25 N10 $
FOP=[YR=2025;ORIG=32,50] E8 S4 E13 S6 W22 N6 E1 N4 $
FGR=[YR=2025;ORIG=0,43] E20 N4 E12 S11 S4 W1 W10 S9 W21 N20 $
PTO=[YR=2025;ORIG=14,-10] E25 S10 W25 N10 $
.

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	10	25	250.00	SF	18.00	18.00	100	2025	2024		97	4,365	

LAND DESCRIPTION

TOTAL OB/XF 4,365

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 07/09/2026 BY SYS