LOT 174
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MARTINEZ ALFARO HECTOR E/VALLEJO MYRNA ARROYO
155 COVETED PL
YULEE, FL 32097

2026

50-3N-27-1004-0174-0000

BUILDING CHARACTERISTICS

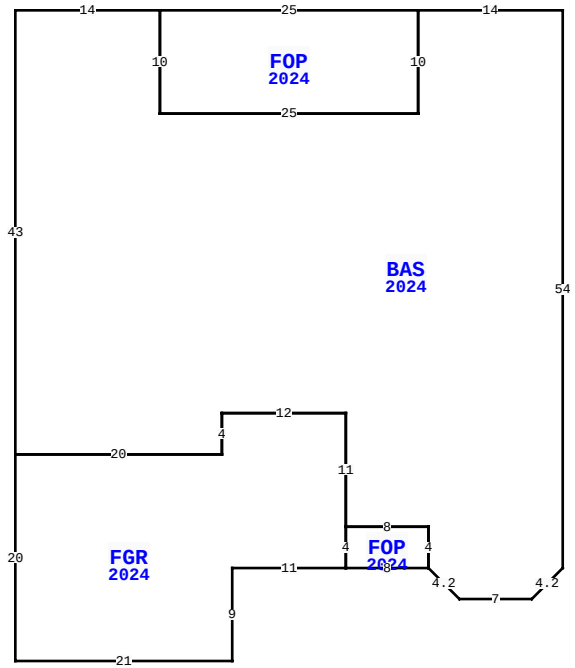
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,210	100	2024	2,210	394,139
FGR	589	55	2024	324	57,784
FOP	32	30	2024	10	1,783
FOP	250	30	2024	75	13,376
TOTALS	3,081			2,619	467,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	128.9472	179.24	469,430	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2210 HX Base Yr 2025



155 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		467,083
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		552,083
SOH/AGL Deduction		296
ASSESSED VALUE		551,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		500,376
TOTAL JUST VALUE		552,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002113	SCREEN ENCLOSURE	14,000	02/27/2026
230013177	CO ISSUED		10/13/2023
230006280	NEW SFR	418,217	05/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2679/577	11/08/2023	SW	Q	I	01	675,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MARTINEZ ALFARO HEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 D3R3 E7 U3R3 N54 $
FGR=[YR=2024;ORIG=87,43] E20 N4 E12 S11 S4 W11 S9 W21 N20 $
FOP=[YR=2024;ORIG=101,0] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=119,50] E8 S4 W8 N4 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/16/2026 BY IB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS