LOT 176
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

HUNTSBERGER CARL KENT & TAMARA LYNN
139 COVETED PLACE
YULEE, FL 32097

2026

50-3N-27-1004-0176-0000

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
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

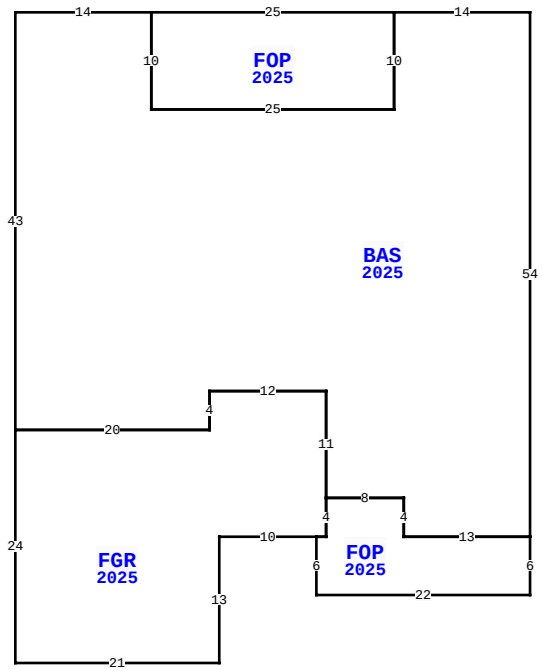
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2025	2,180	371,341
FGR	673	55	2025	370	63,026
FOP	164	30	2025	49	8,347
FOP	250	30	2025	75	12,776
TOTALS	3,267			2,674	455,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,674	122.5440	170.34	455,489	2024	2024	0	0	0	0.00	100.00

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



139 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		455,489
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		590,489
SOH/AGL Deduction		0
ASSESSED VALUE		590,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		539,078
TOTAL JUST VALUE		590,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012697	PRIVATE PROVIDER	417,225	11/12/2024
SP240009148	RES NEW IN GROUND	159,078	08/06/2024
B240006138	PRIVATE PROVIDER	417,225	05/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2752/1116	11/20/2024	SW	Q	I	02	881,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HUNTSBERGER CARL KE

BUILDING NOTES

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
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=130,-5] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2025;ORIG=91,-5] E25 S10 W25 N10 $
FGR=[YR=2025;ORIG=77,38] E20 N4 E12 S11 S4 W1 W10 S13 W21 N24 $
FOP=[YR=2025;ORIG=109,45] E8 S4 E13 S6 W22 N6 E1 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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