LOT 177
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

PANZERA DIANE S LIVING TRUST/PANZERA DIANE S TRUST
26 ERIE ROAD
ATLANTIC HIGHLANDS, NJ 07716

2026

50-3N-27-1004-0177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

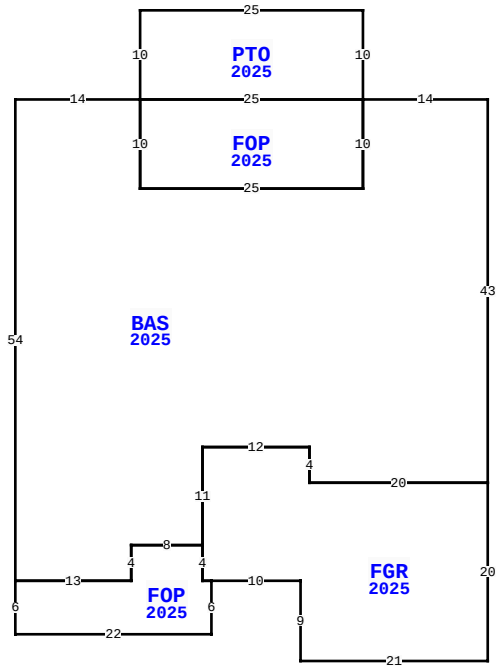
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	589	55	2025	324	55,190
FOP	164	30	2025	49	8,347
FOP	250	30	2025	75	12,776
PTO	250	5	2025	12	2,044
TOTALS	3,433			2,640	449,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,640	122.5440	170.34	449,698	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 2180 HX Base Yr



131 COVETED PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	449,698
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	539,198
SOH/AGL Deduction	0
ASSESSED VALUE	539,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,198
TOTAL JUST VALUE	539,198
NCON VALUE	4,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001224	SCREEN ENCLOSURE	4,500	02/04/2025
CO240012699	PRIVATE PROVIDER	411,898	11/12/2024
B240006265	PRIVATE PROVIDER	411,898	05/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2752/1856	11/22/2024	SW	Q	I	02	711,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PANZERA DIANE S LIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=67,-2] E14 S10 E25 N10 E14 S43 W20 N4 W12 S11 W8 S4 W13 N54 $
FOP=[YR=2025;ORIG=106,-2] W25 S10 E25 N10 $
FOP=[YR=2025;ORIG=88,48] W8 S4 W13 S6 E22 N6 W1 N4 $
FGR=[YR=2025;ORIG=120,41] W20 N4 W12 S11 S4 E1 E10 S9 E21 N20 $
PTO=[YR=2025;ORIG=81,-12] E25 S10 W25 N10 $
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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	0	10	25	250.00	SF	18.00	18.00	100	2026	2025		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0		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 07/07/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS