LOT 363
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

PANNO JULIO & DONNA
56 CROSSBAR RD
MEDFORD, NY 11763

2026

50-3N-27-1004-0363-0000

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
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

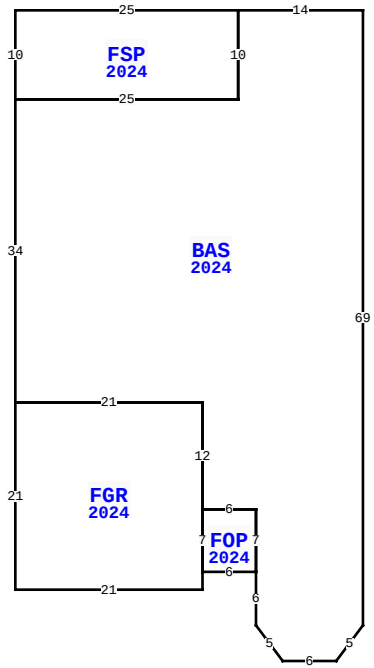
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2024	1,874	321,313
FGR	441	55	2024	243	41,665
FOP	42	30	2024	13	2,229
FSP	250	40	2024	100	17,146
TOTALS	2,607			2,230	382,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,230	123.9700	172.32	384,274	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 0% - 2024 Heated Area: 1874 HX Base Yr



134 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	382,353
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	467,353
SOH/AGL Deduction	0
ASSESSED VALUE	467,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,353
TOTAL JUST VALUE	467,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009800	CO		07/31/2023
23001919	NEW CONSTR	352,349	02/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/489	9/19/2023	SW	Q	I	02	542,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PANNO JULIO & DONNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,10] E25 N10 E14 S69 D4L3 W6 U4L3 N6 N7 W6 N12 W21 N34 $
FGR=[YR=2024;ORIG=36,44] W21 S21 E21 N2 N7 N12 $
FSP=[YR=2024;ORIG=40,0] W25 S10 E25 N10 $
FOP=[YR=2024;ORIG=42,56] W6 S7 E6 N7 $
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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

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	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 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