

LOT 2-35
IN OR 2144/228
THE HIDEAWAY #2 PB 7/233

WOMER SHAWN M & MELISSA L
86031 SANDS WAY
YULEE, FL 32097

2023

42-2N-27-4370-0002-0350



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	186,812
FGR	420	55	231	22,336
FOP	62	30	19	1,838
FSP	96	40	38	3,674
TOTALS	2,510		2,220	214,660

EXTRA FEATURES	
L N	OB/XF CODE
1	0810 CONCRETE A
2	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,220	114.1602	103.03	228,727	2009	2009	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2018 Heated Area: 1932 HX Base Yr 2018											
86031 SANDS WAY, YULEE											

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF	
3,188	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	4
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,660
TOTAL MARKET OB/XF VALUE	3,188
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	267,848
SOH/AGL Deduction	75,175
ASSESSED VALUE	192,673
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	142,673
TOTAL JUST VALUE	267,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14632	MECH OTHER	0	06/01/2009
P13788	OTHER	0	06/01/2009
C0822003	CO ISSUED	0	10/01/2008
R11599	REPAIR/RRF	2,800	10/01/2008
B22003	NEW CONSTR	235,000	10/01/2008

SALES DATA	
OFF RECORD Number	DATE
2144/0228	8/30/2017
GRANTOR: CLEMITSON JEEN S	
GRANTEE: WOMER SHAWN M & MEL	
1645/0800	10/14/2009
GRANTOR: SEDA CONSTRUCTION CO	
GRANTEE: CLEMITSON JEEN S	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2009]	W21 FSP=[YR=2009] N8 W12 S8 E12\$ W29 S45 E10
FOP=[YR=2009]	S4 E11 N4 W2 N3 W6 S3 W3\$ E3 N3 E6 S3 E11
FGR=[YR=2009]	S6 E20 N21 W20 S15\$ N15 E20 N30\$.