LOT 2-37
THE HIDEAWAY #2 PB 7/233

FLORIDA LAND TRUST NO 86050
PO BOX 6367
JACKSONVILLE, FL 32236-6367

2023

42-2N-27-4370-0002-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

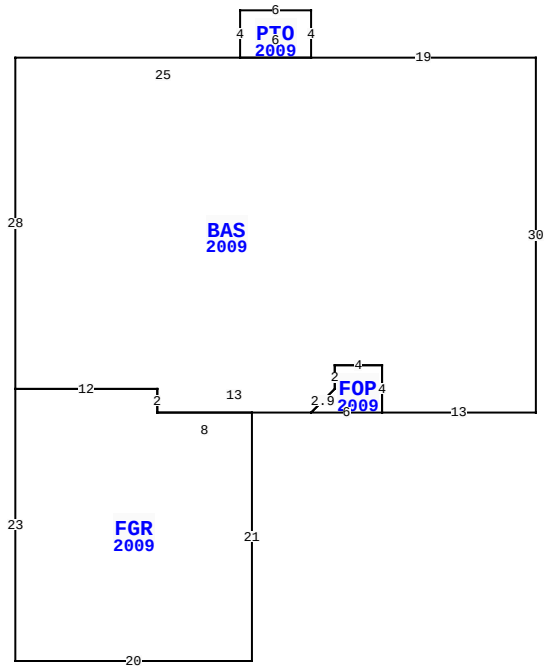
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,278	100	1,278	136,636
FGR	444	55	244	26,087
FOP	18	30	5	535
PTO	24	5	1	107
TOTALS	1,764		1,528	163,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	126.2250	113.92	174,070	2009	2009	0	0	0	6.15	93.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1278 HX Base Yr



86050 SANDS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,365
TOTAL MARKET OB/XF VALUE	6,679
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	220,044
SOH/AGL Deduction	0
ASSESSED VALUE	220,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,044
TOTAL JUST VALUE	220,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21769	CO ISSUED	0	02/05/2009
M14191	H/AC	0	10/01/2008
E21195	ELEC OTHER	2,000	09/01/2008
P13447	OTHER	0	09/01/2008
R11460	REPAIR/RRF	2,800	08/01/2008
B21769	NEW CONSTR	150,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0169	9/12/2022	CT	U	I	18	250,100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1622/0337	4/30/2009	WD	Q	I	01	154,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRANK LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$W25 S28
FGR=[YR=2009] S23 E20 N21 W8 N2 W12$ E12 S2 E13
FOP=[YR=2009] E6 N4 W4 S2 D2 L2 $ U2 R2 N2 E4 S4 E13
N30$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	
2	0811	CONCRETE B	0	0	0	0	883.00	SF	5.20	5.20	100	2009	2009	3	91	4,178	
3	0810	CONCRETE A	0	0	0	0	105.00	SF	6.50	6.50	100	2009	2009	3	91	621	

LAND DESCRIPTION

TOTAL OB/XF 6,679

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	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS