LOT 2-42
IN OR 2196/1871
THE HIDEAWAY #2 PB 7/233

CONWAY JOHN & AGNES
86013 BELLAGIO CT
YULEE, FL 32097

2023

42-2N-27-4370-0002-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 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

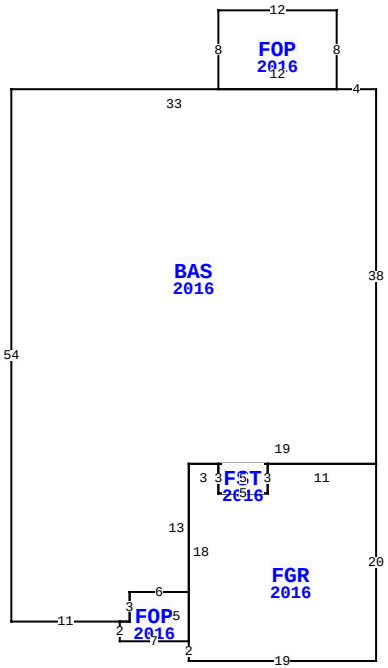
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	179,214
FGR	365	55	201	21,493
FOP	32	30	10	1,069
FOP	96	30	29	3,101
FST	15	55	8	856
TOTALS	2,184		1,924	205,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	121.7062	109.84	211,332	2016	2016	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1676 HX Base Yr 2019



86013 BELLAGIO CT, 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		205,732
TOTAL MARKET OB/XF VALUE		3,152
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		258,884
SOH/AGL Deduction		87,486
ASSESSED VALUE		171,398
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,398
TOTAL JUST VALUE		258,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632080	NEW CONSTR	210,288	04/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1871	5/16/2018	WD	Q	I	02	210,000
GRANTOR: BEARD HOLLIS M						
GRANTEE: CONWAY JOHN & AGNES						
2084/1351	11/17/2016	WD	Q	I	01	198,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BEARD HOLLIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 FOP=[YR=2016] N8 W12 S8 E12$ W33 S54 E11
FOP=[YR=2016] S2 E7 FGR=[YR=2016] S2 E19 N20 W11
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W3 S18$ N5 W6 S3 W1$ E1
N3 E6 N13 E19 N38$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	97	151	
2	0810	CONCRETE A	0	100	0	0	476.00	SF	6.50	6.50	100	2016	2016	3	97	3,001	

LAND DESCRIPTION

TOTAL OB/XF 3,152

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/02/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS