

LOT 2-44
IN OR 2241/838
THE HIDEAWAY #2 PB 7/233

CATLIN JENNIFER L/GEBERT CAITLIN
86037 BELLAGIO COURT
YULEE, FL 32097

2023

42-2N-27-4370-0002-0440



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
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

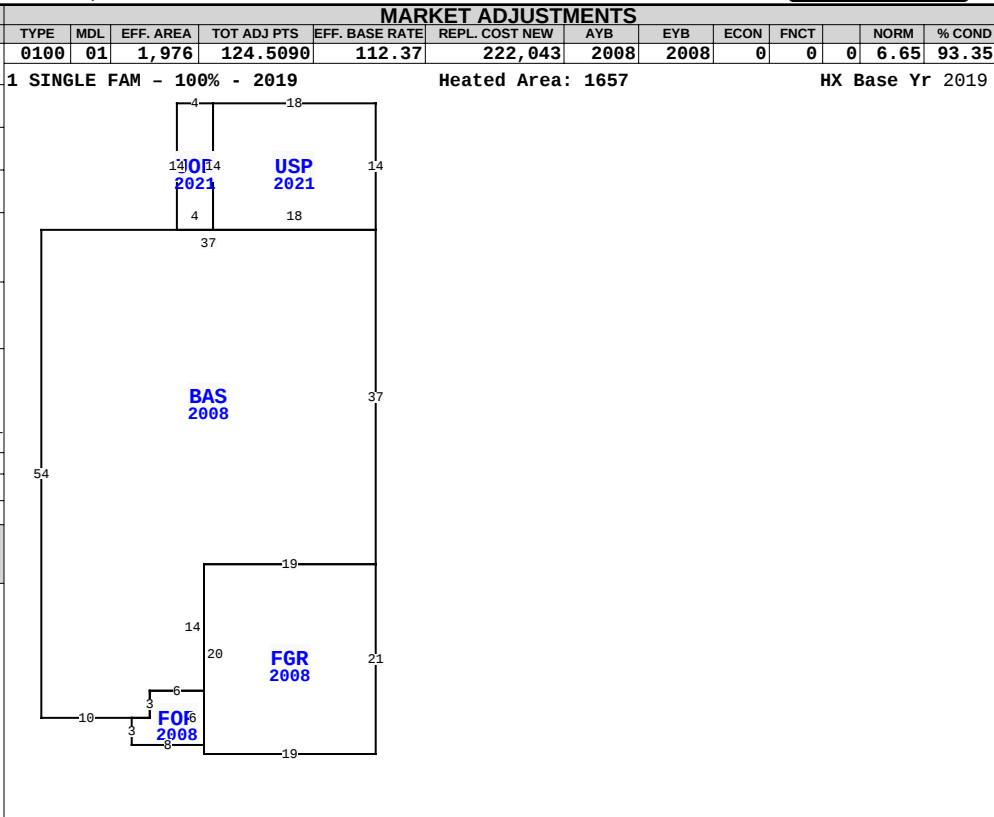
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100	1,657	173,815
FGR	399	55	219	22,973
FOP	42	30	13	1,364
UOP	56	20	11	1,154
USP	252	30	76	7,972

TOTALS 2,406 1,976 207,277

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0 100	0	0	478.00	SF	6.50	
3	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE 11/01/2021 BY NW



86037 BELLAGIO CT, YULEE

BLD DATE 05/17/2022 NW LGL DATE 01/28/2020 KKA
XF DATE 01/28/2020 KKA
INC DATE

TOTAL OB/XF									
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3	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					207,277				
TOTAL MARKET OB/XF VALUE					4,832				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					262,109				
SOH/AGL Deduction					73,085				
ASSESSED VALUE					189,024				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					139,024				
TOTAL JUST VALUE					262,109				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					224,672				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005983	SCRN ROOM	7,361	05/11/2021
M13282	MECH OTHER	0	09/01/2007
E19837	ELEC OTHER	2,000	08/01/2007
P12647	OTHER	0	08/01/2007
C20250	CO ISSUED	0	07/01/2007
B20250	NEW CONSTR	138,468	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2241/0838	11/20/2018	WD	Q	I	01	200,000	
GRANTOR:MITCHELL JOHN F & ROS							
GRANTEE:CATLIN JENNIFER L &							
1571/1826	6/16/2008	WD	Q	I		173,000	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:MITCHELL JOHN F & R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W37 S54 E10 FOP=[YR=2008] S3 E8 FGR=[YR=2008] S1 E19 N21 W19 S20\$ N6 W6 S3 W2\$ E2 N3 E6 N14 E19 N37\$ USP=[YR=2021] N14 W18 UOP=[YR=2021] W4 S14 E4 N14\$ S14 E18 \$.									