

LOT 2-45
IN OR 2191/211
THE HIDEAWAY #2 PB 7/233

SEREDA JOSHUA J/HERNANDEZ HALEE M
86047 BELLAGIO COURT
YULEE, FL 32097

2023

42-2N-27-4370-0002-0450



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 70	0100	01	2,090	115.2382	104.00	217,360	2009	2009	0	0	0	6.15	93.85	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2019													Heated Area: 1830														
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2019														
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	4	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																												
NEIGHBORHOOD/LOC	4071.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,830	100	1,830	178,615																										
FGR	399	55	219	21,375																										
FOP	21	30	6	586																										
FOP	117	30	35	3,416																										
TOTALS	2,367		2,090	203,992																										
EXTRA FEATURES					86047 BELLAGIO CT, YULEE																									
L N	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	0811	CONCRETE B	0	100	0	0	835.00	SF	5.20	5.20	100	2009	2009	3	91	3,951														
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2009	2009	3	91	408														
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880														
LAND DESCRIPTION																		TOTAL OB/XF 6,239												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003		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																														