LOT 2-47
IN OR 1971/1587
THE HIDEAWAY #2 PB 7/233

KOEPPEL PAUL & JOAN
86056 BELLAGIO CT
YULEE, FL 32097

2023

42-2N-27-4370-0002-0470

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

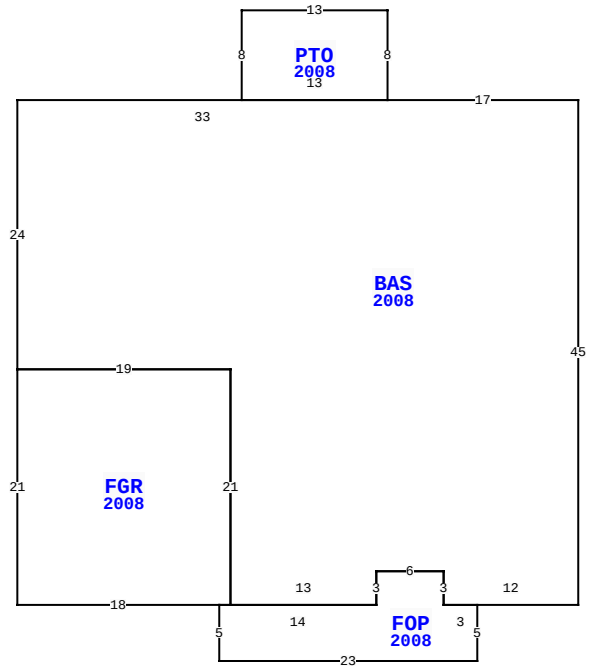
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	183,425
FGR	399	55	219	21,915
FOP	133	30	40	4,003
PTO	104	5	5	500
TOTALS	2,469		2,097	209,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	119.2268	107.60	225,637	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1833 HX Base Yr 2016



86056 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		209,842
TOTAL MARKET OB/XF VALUE		4,001
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		263,843
SOH/AGL Deduction		90,348
ASSESSED VALUE		173,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,495
TOTAL JUST VALUE		263,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19976	ELEC OTHER	2,000	09/01/2007
M13297	MECH OTHER	0	09/01/2007
C20350	CO ISSUED	0	08/01/2007
R10609	REPAIR/RRF	2,800	08/01/2007
B20350	NEW CONSTR	154,242	08/01/2007
P12676	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/1587	3/05/2015	SW	U	I	12	155,000
GRANTOR: SRMOF II 2012-1 TRUST						
GRANTEE: KOEPPEL PAUL & JOAN						
1931/1704	8/08/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SRMOF II REO 2012-1						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 PTO=[YR=2008] N8 W13 S8 E13$ W33 S24
FGR=[YR=2008] S21 E18 FOP=[YR=2008] S5 E23 N5 W3 N3 W6 S3
W14$ E1 N21 W19$ E19 S21 E13 N3 E6 S3 E12 N45$.

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	0812	CONCRETE C	0	100	0	0	1,009.00	SF	4.00	4.00	100	2008	2008	3	90	3,632	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	90	369	

LAND DESCRIPTION

TOTAL OB/XF 4,001

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	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