LOT 15
IN OR 2165/687
THE HIDEAWAY #2 PB 7/233

SMITH ADAM & SHELLY
86059 MIRAGE PL
YULEE, FL 32097

2023

42-2N-27-4370-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

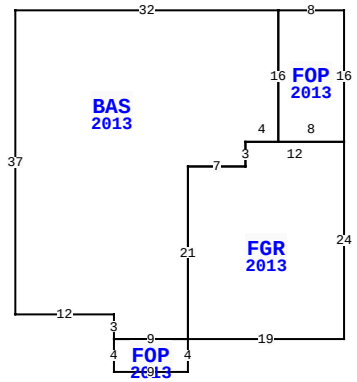
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

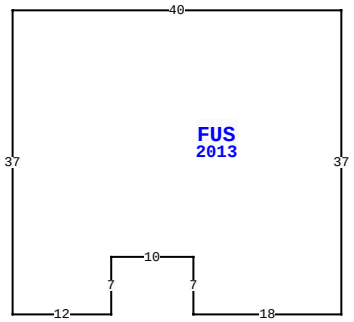
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,001	100	1,001	101,588
FGR	435	55	239	24,255
FOP	36	30	11	1,117
FOP	128	30	38	3,856
FUS	1,410	100	1,410	143,095
TOTALS	3,010		2,699	273,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	117.3216	105.88	285,770	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2411 HX Base Yr 2018





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

86059 MIRAGE PL, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,911
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		329,291
SOH/AGL Deduction		91,847
ASSESSED VALUE		237,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,444
TOTAL JUST VALUE		329,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326877	CO ISSUED	0	06/14/2013
B1326877	SFR	275,577	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/0687	12/18/2017	WD	Q	I	01	239,900
GRANTOR: ANKENBRAND JOSEPH J &						
GRANTEE: SMITH ADAM & SHELLY						
1866/0923	6/25/2013	WD	Q	I	01	199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANKENBRAND JOSEPH J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W8 BAS=[YR=2013] W32 S37 E12 S3 FOP=[YR=2013] S4 E9 N4 FGR=[YR=2013] E19 N24 W12 S3 W7 S21 $ W9 $ E9 N21 E7 N3 E4 N16 $ S16 E8 N16 $ PTR= E30 FUS=[YR=2013] E40 S37 W18 N7 W10 S7 W12 N37 $ W30 $.

EXTRA FEATURES

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	1,089.00	SF	5.20	5.20	100	2013	2013	3	95	5,380	

LAND DESCRIPTION

TOTAL OB/XF 5,380

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 09/14/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS