LOT 17
IN OR 1911/258
THE HIDEAWAY #2 PB 7/233

ALEXANDER JOHN L
86054 MIRAGE PLACE
YULEE, FL 32097

**2023**

**42-2N-27-4370-0017-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

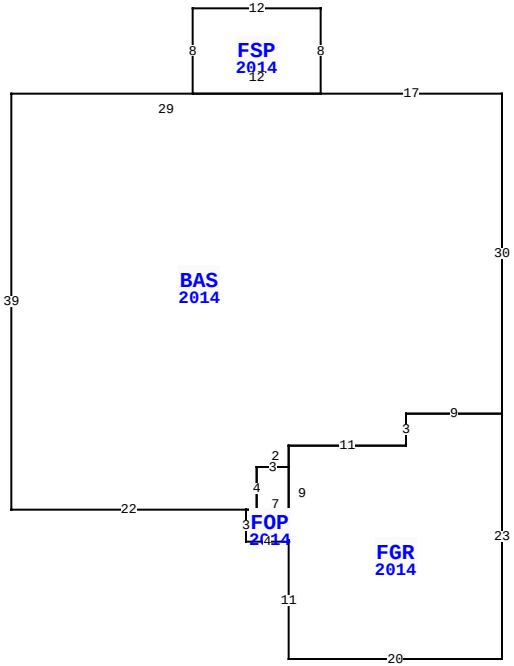
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,635 | 100 | 1,635 | 175,291 |
| FGR | 427 | 55 | 235 | 25,195 |
| FOP | 24 | 30 | 7 | 751 |
| FSP | 96 | 40 | 38 | 4,074 |
| TOTALS | 2,182 | | 1,915 | 205,310 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,915 | 123.1076 | 111.10 | 212,756 | 2014 | 2014 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2015 Heated Area: 1635 HX Base Yr




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

86054 MIRAGE PL, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 205,310 |
| TOTAL MARKET OB/XF VALUE | | 4,032 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 259,342 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 259,342 |
| TOTAL EXEMPTION VALUE | 13 | 259,342 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 259,342 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,233 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1328014 | CO ISSUED | 0 | 03/01/2014 |
| P1317021 | NEW CONSTR | 0 | 12/01/2013 |
| B1328014 | NEW CONSTR | 201,101 | 11/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1911/0258 | 3/27/2014 | WD | Q | I | 01 | 178,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: ALEXANDER JOHN L | | | | | | |
| 1666/0616 | 1/28/2010 | WD | U | V | 30 | 2,491,000 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] N8 W12 S8 E12 $ W29 S39 E22
FOP=[YR=2014] S3 E4FGR=[YR=2014] S11 E20 N23 W9 S3 W11 S9 $
N7 W3 S4 W1 $ E1 N4 E3 N2 E11 N3 E9 N30 $.

## 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 | 0 | 0 | 653.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 4,032 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,032

| 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 12/12/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS