LOT 19
IN OR 1699/880
THE HIDEAWAY #2 PB 7/233

LINVILLE HOWARD T & NADIA L
86036 MIRAGE PLACE
YULEE, FL 32097

2023

42-2N-27-4370-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

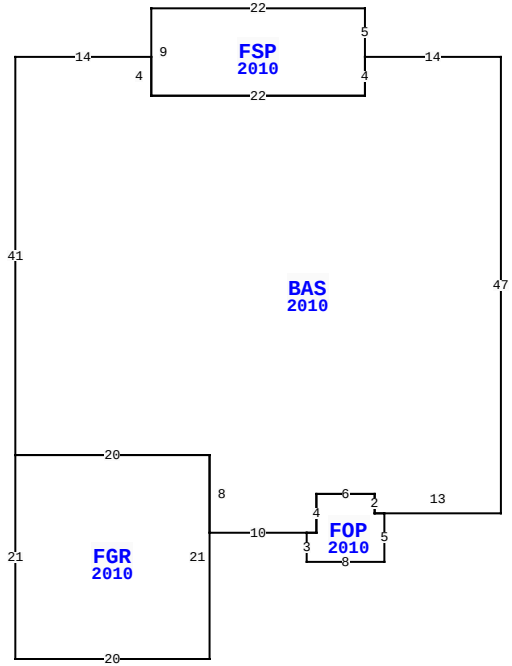
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,152	100	2,152	220,604
FGR	420	55	231	23,680
FOP	50	30	15	1,538
FSP	198	40	79	8,098
TOTALS	2,820		2,477	253,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	120.3840	108.65	269,126	2010	2010	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2011 Heated Area: 2152 HX Base Yr 2011



86036 MIRAGE PL, 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		253,920
TOTAL MARKET OB/XF VALUE		34,259
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		338,179
SOH/AGL Deduction		138,628
ASSESSED VALUE		199,551
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		144,551
TOTAL JUST VALUE		338,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006475	SWIM POOL	46,000	06/18/2019
C23596	CO ISSUED	0	08/01/2010
E22703	ELEC OTHER	0	06/01/2010
B23596	NEW CONSTR	232,131	05/01/2010
M15357	H/AC	0	05/01/2010
P14292	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1699/0880	8/31/2010	WD	Q	I	01	203,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LINVILLE HOWARD T &						
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=2010] W14 FSP=[YR=2010] N5 W22 S9 E22 N4$ S4 W22 N4 W14 S41 FGR=[YR=2010] S21 E20 N21 W20$ E20 S8 E10 FOP=[YR=2010] S3 E8 N5 W1 N2 W6 S4 W1$ E1 N4 E6 S2 E13 N47$.

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	0811	CONCRETE B	0	100	0	0	515.00	SF	5.20	5.20	100	2010	2010	3	92	2,464	
2	0911	SCRN RM A	0	100	0	0	770.00	SF	17.50	17.50	100	2020	2020	3	93	12,532	
3	0866	POOL FIBER	0	100	18	8	144.00	SF	72.00	72.00	100	2020	2020	3	93	9,642	
4	0855	CONC PAVER	0	100	0	0	566.00	SF	10.00	10.00	100	2020	2020	3	99	5,603	
5	0866	POOL FIBER	0	100	0	0	60.00	SF	72.00	72.00	100	2020	2020	3	93	4,018	

LAND DESCRIPTION

TOTAL OB/XF 34,259

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 03/27/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS