LOT 27
THE HIDEAWAY #2 PB 7/233

CARTER MARILYN FAYE
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

**2023**

**42-2N-27-4370-0027-0000**

## 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 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 |

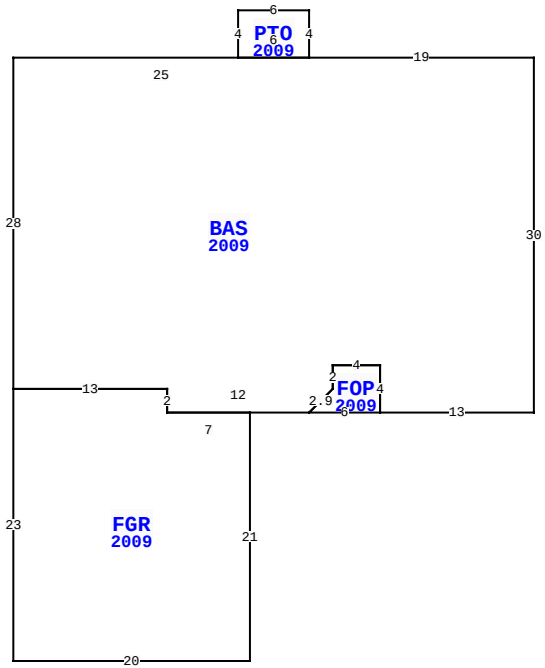
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4071.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,276 | 100 | 1,276 | 136,422 |
| FGR | 446 | 55 | 245 | 26,194 |
| FOP | 18 | 30 | 5 | 535 |
| PTO | 24 | 5 | 1 | 107 |
| TOTALS | 1,764 | | 1,527 | 163,258 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,527 | 126.2250 | 113.92 | 173,956 | 2009 | 2009 | 0 | 0 | 0 | 6.15 | 93.85 |

1 SINGLE FAM – 0% - 0 Heated Area: 1276 HX Base Yr




86048 VENUS CT, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 05/17/2022 | NW | LGL DATE | |
| XF DATE | 01/27/2020 | KKA | LAND DATE | 01/27/2020 KKA |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 163,258 |
| TOTAL MARKET OB/XF VALUE | 6,827 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 220,085 |
| SOH/AGL Deduction | 21,544 |
| ASSESSED VALUE | 198,541 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 198,541 |
| TOTAL JUST VALUE | 220,085 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 189,012 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21768 | CO ISSUED | 0 | 08/05/2009 |
| M14515 | MECH OTHER | 0 | 05/01/2009 |
| E21394 | NEW CONSTR | 2,000 | 11/01/2008 |
| P13484 | OTHER | 0 | 09/01/2008 |
| R11459 | REPAIR/RRF | 2,800 | 08/01/2008 |
| B21768 | NEW CONSTR | 120,000 | 08/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2319/1304 | 11/07/2019 | WD | Q | I | 01 | 200,000 |
| GRANTOR: VESSELS JAMES ALLEN | | | | | | |
| GRANTEE: CARTER JAMES W & MA | | | | | | |
| 1950/0918 | 11/21/2014 | QC | U | I | 11 | 100 |
| GRANTOR: VESSELS JAMES ALLEN | | | | | | |
| GRANTEE: VESSELS JAMES ALLEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$ W25 S28
FGR=[YR=2009] S23 E20 N21 W7 N2 W13$ E13 S2 E12
FOP=[YR=2009] E6 N4 W4 S2 D2 L2 $ R2 U2 N2 E4 S4 E13
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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2009 | 2009 | 3 | 94 | 1,880 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 918.00 | SF | 5.20 | 5.20 | 100 | 2009 | 2009 | 3 | 91 | 4,344 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 34 | 3 | 102.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 91 | 603 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,827

| 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 | 0 | 0003 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS