LOT 152
IN OR 2186/1354
THE HIDEAWAY #2 PB 7/233

JOHNSON JEFFREY D JR & YVONNE H
86032 OSHEAS PL
YULEE, FL 32097

2023

42-2N-27-4370-0152-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

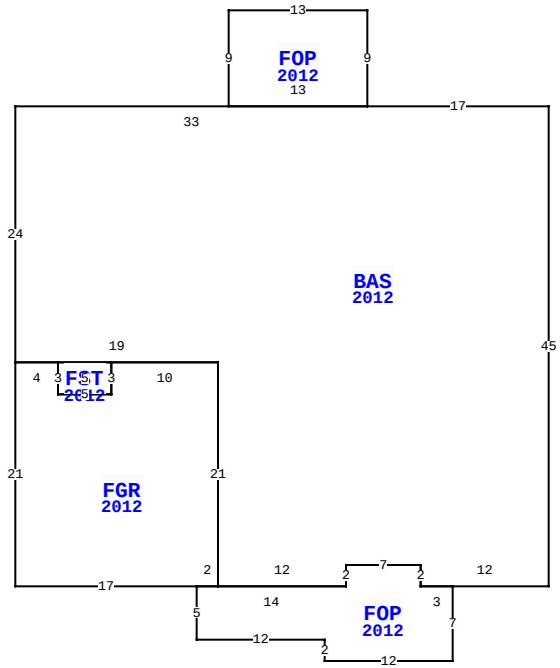
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,837	100	1,837	180,465
FGR	384	55	211	20,728
FOP	117	30	35	3,438
FOP	158	30	47	4,617
FST	15	55	8	786
TOTALS	2,511		2,138	210,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	114.1602	103.03	220,278	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 1837 HX Base Yr



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

86032 OSHEAS PL, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,035
TOTAL MARKET OB/XF VALUE	3,178
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	263,213
SOH/AGL Deduction	22,406
ASSESSED VALUE	240,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,807
TOTAL JUST VALUE	263,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25413	CO ISSUED	0	03/30/2012
E24529	NEW CONSTR	0	01/01/2012
E24599	NEW CONSTR	0	01/01/2012
M16803	H/AC	0	01/01/2012
B25547	NEW CONSTR	0	12/01/2011
B25413	NEW CONSTR	209,400	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1354	3/29/2018	WD	Q	I	01	215,000
GRANTOR: CAYLESS JUSTIN R & BR						
GRANTEE: JOHNSON JEFFREY D J						
2136/1199	6/26/2017	WD	U	I	11	100
GRANTOR: CAYLESS JUSTIN R & AM						
GRANTEE: CAYLESS JUSTIN R &						

BUILDING NOTES

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	0	0	0	575.00	SF	5.20	5.20	100	2012	2012	3	94	2,811	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2012	2012	3	94	367	

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N9 W13 S9 E13$ W33 S24
FGR=[YR=2012] S21 E17 FOP=[YR=2012] S5 E12 S2 E12 N7 W3 N2
W7 S2 W14$ E2 N21 W10 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3
W4$ E19 S21 E12 N2 E7 S2 E12 N45$.

LAND DESCRIPTION

TOTAL OB/XF 3,178

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 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS