

LOT 156
IN OR 2168/80
THE HIDEAWAY #2 PB 7/233

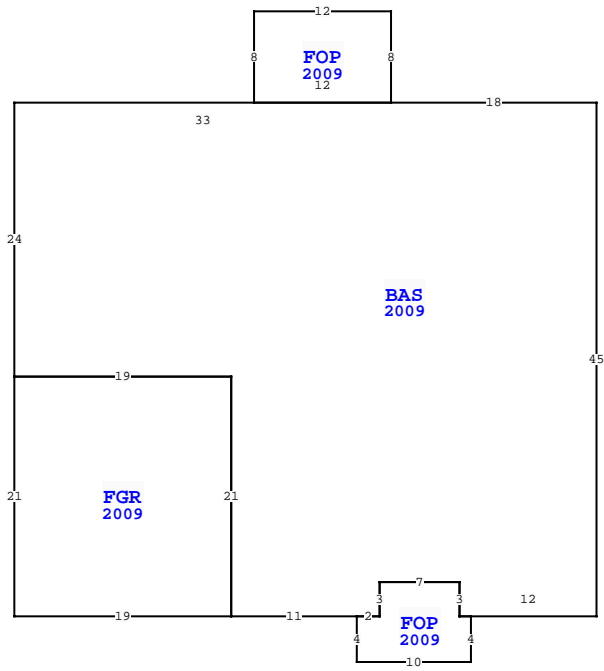
NGUYEN KHOA VAN/TRAN SELENA N
86045 OSHEAS PL
YULEE, FL 32097

2023

42-2N-27-4370-0156-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
BAS	1,875	100	1,875
FGR	399	55	219
FOP	61	30	18
FOP	96	30	29
TOTALS	2,431		2,141

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,141	114.9148	103.71	222,043	2009	2009	0	0	6.10	93.90
1 SINGLE FAM - 100% - 2019 Heated Area: 1875 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		208,498	
TOTAL MARKET OB/XF VALUE		6,016	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		264,514	
SOH/AGL Deduction		97,187	
ASSESSED VALUE		167,327	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		117,327	
TOTAL JUST VALUE		264,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22865	CO ISSUED	0	01/08/2010
E0922154	ELEC OTHER	2,000	10/01/2009
M0914884	H/AC	0	10/01/2009
P0913955	OTHER	0	10/01/2009
R12088	REPAIR/RRF	3,000	09/01/2009
B22865	NEW CONSTR	156,816	09/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/0080	1/02/2018	WD Q	Q	I	01	206,000
GRANTOR: NETTLES RICHARD A &						
GRANTEE: NGUYEN KHOA VAN & S						
1757/1621	8/31/2011	WD Q	Q	I	01	157,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NETTLES RICHARD A &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	2009
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009

TOTAL OB/XF											
6,016											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
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2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] W18 FOP=[YR=2009] N8 W12 S8 E12 \$ W33 S24											
FGR=[YR=2009] S21 E19 N21 W19 \$ E19 S21 E11 FOP=[YR=2009]											
S4 E10 N4 W1 N3 W7 S3 W2 \$ E2 N3 E7 S3 E12 N45 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00