

LOT 159
IN OR 1970/1596
THE HIDEAWAY #2 PB 7/233

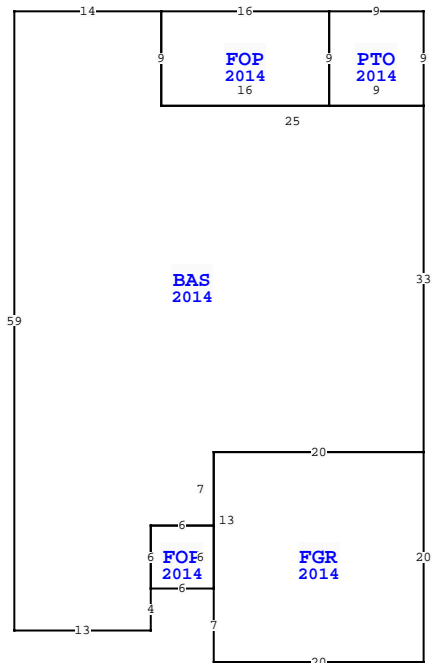
DAWKINS MILES A & AMANDA C
86009 O'SHEAS PL
YULEE, FL 32097

2023

42-2N-27-4370-0159-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| 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 | 70 |
| Interior Floo | 11 | CLAY TILE | 30 |
| 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 |
| BAS | 1,676 | 100 | 1,676 |
| FGR | 400 | 55 | 220 |
| FOP | 36 | 30 | 11 |
| FOP | 144 | 30 | 43 |
| PTO | 81 | 5 | 4 |
| TOTALS | 2,337 | | 1,954 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,954 | 121.7062 | 109.84 | 214,627 | 2014 | 2014 | 0 | 0 | 3.50 | 96.50 |
| 1 SINGLE FAM - 100% - 2016 | | | | | | | | | | Heated Area: 1676 | |
| | | | | | | | | | | HX Base Yr 2016 | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 207,115 |
| TOTAL MARKET OB/XF VALUE | | | 2,391 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 259,506 |
| SOH/AGL Deduction | | | 89,392 |
| ASSESSED VALUE | | | 170,114 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 120,114 |
| TOTAL JUST VALUE | | | 259,506 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 224,172 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1429243 | CO ISSUED | 0 | 01/09/2015 |
| B1429243 | NEW CONSTR | 207,107 | 08/01/2014 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1970/1596 | 3/23/2015 | WD Q | I | 01 | | 181,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: DAWKINS MILES A & A | | | | | | |
| 1666/0616 | 1/28/2010 | WD U | V | 30 | | 2,491,000 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 484.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 2,391 | |

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

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| PTO=[YR=2014] W9 FOP=[YR=2014] W16 BAS=[YR=2014] W14 S59 E13 N4 FOP=[YR=2014] E6 FGR=[YR=2014] S7 E20 N20 W20 S13 \$ N6 W6 S6 \$ N6 E6 N7 E20 N33 W25 N9 \$ S9 E16 N9 \$ S9 E9 N9 \$. | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | | | | | |