

LOT 168  
IN OR 1884/1319  
THE HIDEAWAY #2 PB 7/233

GINN JENNIFER LUCY/LAW ALAN DASHTON  
86017 RIO WAY  
YULEE, FL 32097

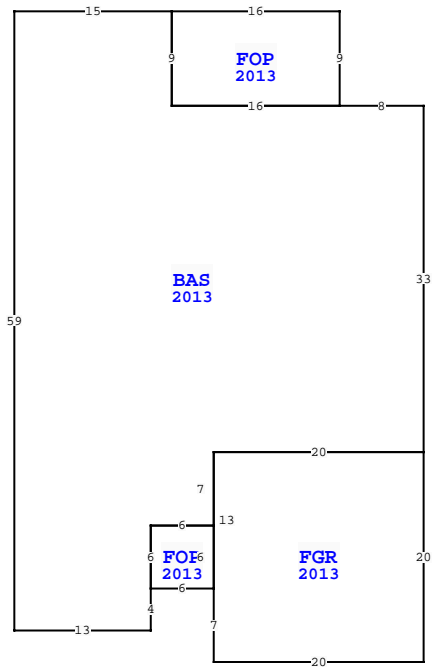
2023

42-2N-27-4370-0168-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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	1,685	100	1,685
FGR	400	55	220
FOP	36	30	11
FOP	144	30	43
TOTALS	2,265		1,959
			206,247

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2015 Heated Area: 1685 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			206,247
TOTAL MARKET OB/XF VALUE			2,549
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			258,796
SOH/AGL Deduction			89,180
ASSESSED VALUE			169,616
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			119,616
TOTAL JUST VALUE			258,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1327068	CO ISSUED	0	08/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1884/1319	10/01/2013	WD Q	Q	I	02	172,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GINN JENNIFER LUCY						
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	0			5.20	100	2013	2013	3	95	2,549	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W8 FOP=[YR=2013] N9 W16 S9 E16 \$ W16 N9 W15 S59 E13 N4 FOP=[YR=2013] E6 FGR=[YR=2013] S7 E20 N20 W20 S13 \$ N6 W6 S6 \$ N6 E6 N7 E20 N33 \$.	

LAND DESCRIPTION																								
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							