

LOT 173
IN OR 2189/354
THE HIDEAWAY #2 PB 7/233

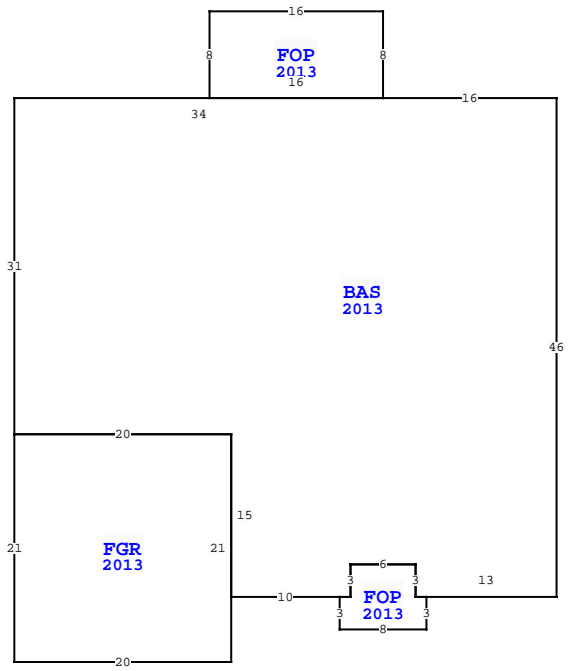
CAMPBELL BRANDI L
86034 TROPICANA COURT
YULEE, FL 32097

2023

42-2N-27-4370-0173-0000
VALUATION SUMMARY

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 Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	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	1,982	100	1,982
FGR	420	55	231
FOP	42	30	13
FOP	128	30	38
TOTALS	2,572		2,264
			238,731

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,264	121.7062	109.84	248,678	2013	2013	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1982 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			238,731
TOTAL MARKET OB/XF VALUE			2,989
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			291,720
SOH/AGL Deduction			80,715
ASSESSED VALUE			211,005
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			161,005
TOTAL JUST VALUE			291,720
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327558	CO ISSUED	0	01/14/2014
B1327558	NEW CONSTR	234,752	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0354	4/02/2018	WD	Q	I	01	228,000
GRANTOR: LASHELL ARDITH M ASSE						
GRANTEE: CAMPBELL BRANDI L						
1923/0695	6/09/2014	WD	Q	I	01	192,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LASHELL ARDITH M TR						

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	605.00	SF	5.20	5.20	100	2013	2013	3	95	2,989	

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

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS=[YR=2013] W16 FOP=[YR=2013] N8 W16 S8 E16 \$ W34 S31
 FGR=[YR=2013] S21 E20 N21 W20 \$ E20 S15 E10 FOP=[YR=2013]
 S3 E8 N3 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E13 N46 \$.

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								