LOT 182
THE HIDEAWAY #2 PB 7/233

WALL STEPHANIE
86018 MONTECARLO CT
YULEE, FL 32097

2023

42-2N-27-4370-0182-0000

BUILDING CHARACTERISTICS

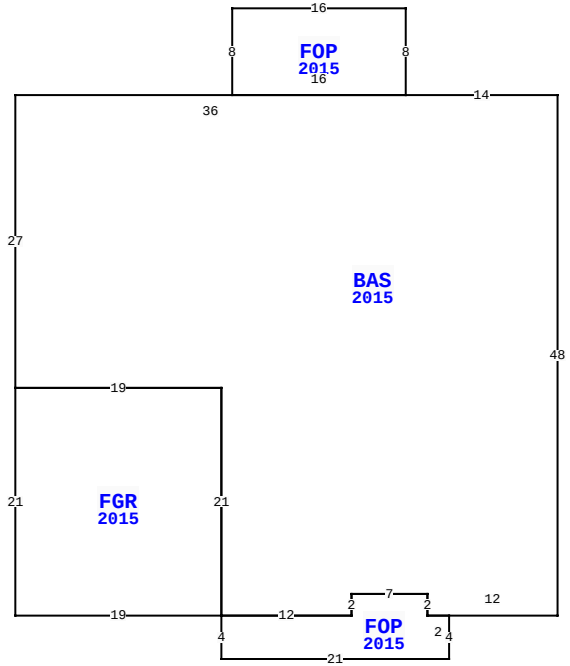
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,987	100	1,987	211,704
FGR	399	55	219	23,333
FOP	98	30	29	3,089
FOP	128	30	38	4,049
TOTALS	2,612		2,273	242,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	121.7062	109.84	249,666	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1987 HX Base Yr 2023



86018 MONTECARLO CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,176
TOTAL MARKET OB/XF VALUE		5,924
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,100
SOH/AGL Deduction		0
ASSESSED VALUE		298,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,100
TOTAL JUST VALUE		298,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429556	CO ISSUED	0	03/26/2015
B1429556	NEW CONSTR	245,445	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0330	12/08/2022	WD	Q	I	02	370,000
GRANTOR: WEBB JUSTIN K						
GRANTEE: WALL STEPHANIE						
2235/0879	11/07/2018	QC	U	I	11	100
GRANTOR: WEBB JUSTIN K & AMMIE						
GRANTEE: WEBB JUSTIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N8 W16 S8 E16 $ W36 S27
FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E21 N4 W2 N2 W7 S2
W12 $ N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N48 $.

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	100	0	0	648.00	SF	5.20	5.20	100	2015	2015	3	96	3,235	
2	0471	VINYL FNC	0	100	0	0	84.00	LF	32.00	32.00	100	2015	2015	3	90	2,419	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 5,924

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/21/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS