LOT 183
THE HIDEAWAY #2 PB 7/233

PATANE ANTHONY M & LUCIENNE L
86030 MONTECARLO CT
YULEE, FL 32097

2023

42-2N-27-4370-0183-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

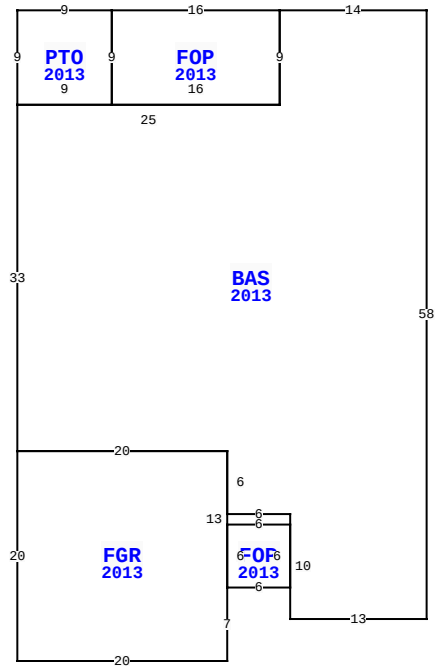
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,657	100	1,657	174,725
FGR	400	55	220	23,198
FOP	36	30	11	1,160
FOP	144	30	43	4,534
PTO	81	5	4	421
TOTALS	2,318		1,935	204,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	121.7062	109.84	212,540	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1657 HX Base Yr



86030 MONTECARLO CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,038
TOTAL MARKET OB/XF VALUE	2,440
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	256,478
SOH/AGL Deduction	21,827
ASSESSED VALUE	234,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,651
TOTAL JUST VALUE	256,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327514	CO ISSUED	0	01/16/2014
B1327514	NEW CONSTR	200,778	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0510	5/20/2020	QC	U	I	11	100
GRANTOR: PATANE ANTHONY M & LU						
GRANTEE: PATANE ANTHONY M &						
2158/1686	11/17/2017	WD	Q	I	01	207,000
GRANTOR: CARVER ZACHARY S & MI						
GRANTEE: PATANE ANTHONY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FOP=[YR=2013] W16 PTO=[YR=2013] W9 S9 E9 N9 $ S9 E16 N9 $ S9 W25 S33 FGR=[YR=2013] S20 E20 N7 FOP=[YR=2013] E6 N6 W6 S6 $ N13 W20 $ E20 S6 E6 S10 E13 N58 $.

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	0	0	0	494.00	SF	5.20	5.20	100	2013	2013	3	95	2,440	

LAND DESCRIPTION

TOTAL OB/XF 2,440

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	0			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 NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS