

LOT 184
IN OR 2060/367
THE HIDEAWAY #2 PB 7/233

THORPE STEVEN D & SARAH A
86040 MONTECARLO CT
YULEE, FL 32097

2023

42-2N-27-4370-0184-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	2,002	100	2,002	214,968
FGR	385	55	212	22,764
FOP	50	30	15	1,611
FOP	128	30	38	4,080
FST	15	55	8	859
TOTALS	2,580		2,275	244,282

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	665.00	SF	6.50	
2	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,275	122.0296	110.13	250,546	2016	2016	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2018 Heated Area: 2002 HX Base Yr 2018											
86040 MONTECARLO CT, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,282	
TOTAL MARKET OB/XF VALUE		4,571	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		298,853	
SOH/AGL Deduction		88,077	
ASSESSED VALUE		210,776	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		160,776	
TOTAL JUST VALUE		298,853	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531383	NEW CONSTR	0	11/05/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2060/0367	7/18/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: THORPE STEVEN D & S					211,600
1666/0616	1/28/2010	WD	U	V	30
GRANTOR: HIDEAWAY DEVELOPMENT					2,491,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016]	W17	FOP=[YR=2016]	N8	W16	S8	E16	W33	S46	E12
FOP=[YR=2016]	S4	E8	N4	W1	N3	W6	S3	W1	E1
FGR=[YR=2016]	S6	E20	N20	W4	FST=[YR=2016]	W5	S3	E5	N3
W5	N3	W11	S14	N14	E20	N32			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00