LOT 193
IN OR 1954/464
THE HIDEAWAY #2 PB 7/233

SWAN DAVID R
86042 PARIS PLACE
YULEE, FL 32097

2023

42-2N-27-4370-0193-0000

BUILDING CHARACTERISTICS

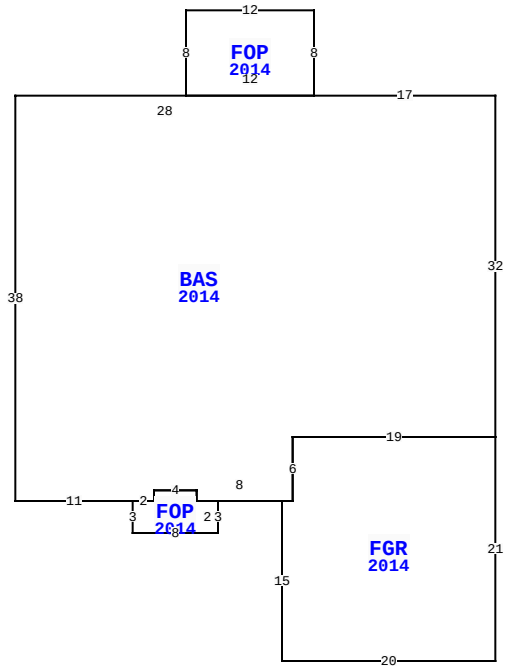
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,592	100	1,592	169,971
FGR	414	55	228	24,343
FOP	28	30	8	854
FOP	96	30	29	3,096
TOTALS	2,130		1,857	198,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	122.7842	110.81	205,774	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1592 HX Base Yr 2016



86042 PARIS PL, 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		198,263
TOTAL MARKET OB/XF VALUE		3,349
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		251,612
SOH/AGL Deduction		87,128
ASSESSED VALUE		164,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,484
TOTAL JUST VALUE		251,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429005	CO ISSUED	0	11/19/2014
B1429005	NEW CONSTR	197,404	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/0464	12/16/2014	WD	Q	I	01	178,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SWAN DAVID R						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 $ W28 S38 E11
FOP=[YR=2014] S3 E8 N3 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E8
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 N32 $.

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	678.00	SF	5.20	5.20	100	2014	2014	3	95	3,349	

LAND DESCRIPTION

TOTAL OB/XF 3,349

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS