LOT 194
IN OR 2032/1953
THE HIDEAWAY #2 PB 7/233

FRAZIER JOHN H/BARNHART SARAH M
86052 PARIS PL
YULEE, FL 32097

2023

42-2N-27-4370-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

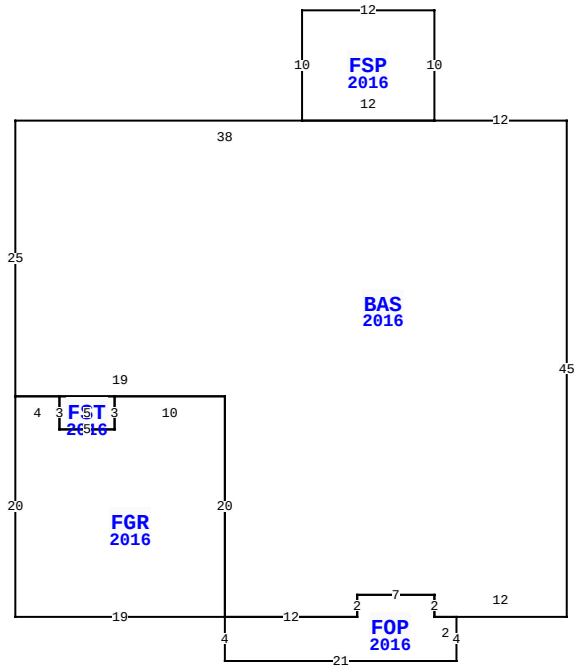
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	1,856	201,047
FGR	365	55	201	21,773
FOP	98	30	29	3,141
FSP	120	40	48	5,200
FST	15	55	8	867
TOTALS	2,454		2,142	232,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	123.1076	111.10	237,976	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1856 HX Base Yr 2020



86052 PARIS PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,027
TOTAL MARKET OB/XF VALUE		6,393
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		288,420
SOH/AGL Deduction		70,151
ASSESSED VALUE		218,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,269
TOTAL JUST VALUE		288,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531148	CO ISSUED	0	02/26/2016
B1531148	NEW CONSTR	231,165	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1953	3/07/2016	WD	Q	I	01	206,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRAZIER JOHN H & SA						
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=2016] W12 FSP=[YR=2016] N10 W12 S10 E12$ W38 S25 FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E21 N4 W2 N2 W7 S2 W12$ N20 W10 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12 N45$.

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	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2016	2016	3	97	397	
2	0810	CONCRETE A	0	100	0	0	951.00	SF	6.50	6.50	100	2016	2016	3	97	5,996	

LAND DESCRIPTION

TOTAL OB/XF 6,393

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS