LOT 197
IN OR 2155/950
THE HIDEAWAY #2 PB 7/233

SMITH AARON & KELLIE D
86037 PARIS PL
YULEE, FL 32097

**2023**

**42-2N-27-4370-0197-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

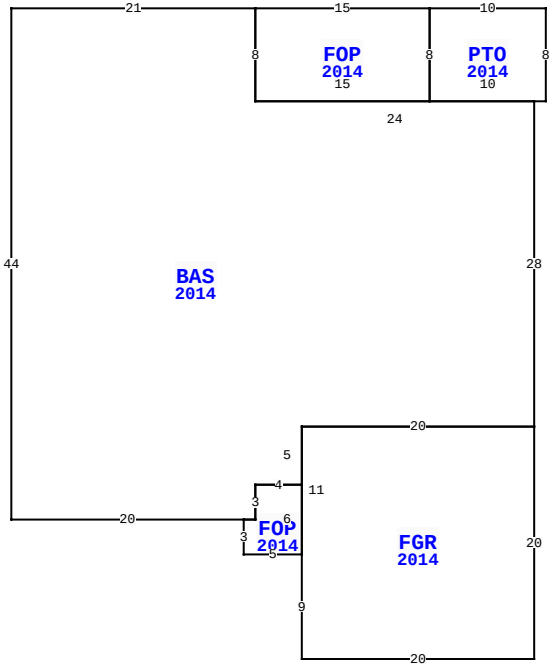
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,616 | 100 | 1,616 | 172,802 |
| FGR | 400 | 55 | 220 | 23,525 |
| FOP | 27 | 30 | 8 | 855 |
| FOP | 120 | 30 | 36 | 3,849 |
| PTO | 80 | 5 | 4 | 427 |
| TOTALS | 2,243 | | 1,884 | 201,459 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,884 | 122.7842 | 110.81 | 208,766 | 2014 | 2014 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1616 HX Base Yr 2018




86037 PARIS PL, 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 | | 201,459 |
| TOTAL MARKET OB/XF VALUE | | 2,618 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 254,077 |
| SOH/AGL Deduction | | 71,294 |
| ASSESSED VALUE | | 182,783 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 132,783 |
| TOTAL JUST VALUE | | 254,077 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 219,561 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429251 | CO ISSUED | 0 | 01/30/2015 |
| B1429251 | NEW CONSTR | 199,068 | 08/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2155/0950 | 10/27/2017 | WD | Q | I | 01 | 210,000 |
| GRANTOR: IVEY ELIZABETH S | | | | | | |
| GRANTEE: SMITH AARON & KELLI | | | | | | |
| 1969/0505 | 3/17/2015 | WD | Q | I | 02 | 179,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: IVEY ELIZABETH S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2014] W10 FOP=[YR=2014] W15 BAS=[YR=2014] W21 S44 E20 FOP=[YR=2014] S3 E5 FGR=[YR=2014] S9 E20 N20 W20 S11 $ N6 W4 S3 W1 $ E1 N3 E4 N5 E20 N28 W24 N8 $ S8 E15 N8 $ S8 E10 N8 $ .

## 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 | 530.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 2,618 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,618

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