

LOT 6
IN OR 2069/1528
THE HIDEAWAY #3 REPLAT

PROKOPIAK RICHARD & JUDITH
86419 MOONLIT WALK CIR
YULEE, FL 32097

2023

42-2N-27-4371-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	1,444	100	1,444	158,384
FGR	447	55	246	26,982
FOP	24	30	7	768
PTO	32	5	2	219
PTO	280	5	14	1,535
TOTALS	2,227		1,713	187,889

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	0	0	490.00	SF	6.50	6.50	100	2008	2008
2	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	2008	2008

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,713	130.6800	117.94	202,031	2008	2008	0	0	0	7.00	93.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1444 HX Base Yr													

86061 CAESARS AVE, YULEE				BLD DATE		05/17/2022		NW		LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
490.00	SF	6.50	6.50	100	2008	2008	3	90	2,867		
96.00	SF	6.50	6.50	100	2008	2008	3	90	562		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,889	
TOTAL MARKET OB/XF VALUE		3,429	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		241,318	
SOH/AGL Deduction		22,966	
ASSESSED VALUE		218,352	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		218,352	
TOTAL JUST VALUE		241,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13844	MECH OTHER	0	05/01/2008
C21297	CO ISSUED	0	04/01/2008
P13161	OTHER	0	04/01/2008
E20722	ELEC OTHER	1,800	04/01/2008
E20723	TEMP SERVICE	0	04/01/2008
R11181	REPAIR/RRF	6,000	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/1528	8/12/2016	WD Q	I	I	02	162,500
GRANTOR: INTEGRITY PROPERTIES						
GRANTEE: PROKOPIAK RICHARD &						
2048/0793	5/24/2016	SW U	I	I	12	106,600
GRANTOR: FREEDOM MORTGAGE CORP						
GRANTEE: INTEGRITY PROPERTIE						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2008] W10 PTO=[YR=2019] N14 W20 S14 E6 PTO=[YR=2008] N4 E8 S4 W8\$ E14\$ W8 N4 W8 S4 W14 S35 FGR=[YR=2008] S23 E21 N20 W6 N3 W6 S3 W6 N3 W3\$ E3 S3 E6 N3 E6 S3 E6 N3 FOP=[YR=2008] E6 N4 W6 S4\$ N4 E6 S4 E13 N35\$.													