

LOT 79
IN OR 2103/938
THE HIDEAWAY #3 REPLAT

MCHENRY MICHELLE LYNN DUBE
86198 CAESARS AVE
YULEE, FL 32097

2023

42-2N-27-4371-0079-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	1,588	100	1,588	178,206
FGR	414	55	228	25,586
FOP	26	30	8	898
FOP	96	30	29	3,254

TOTALS 2,124 1,853 207,944

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	538.00	SF	5.20	
2	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
3	0471	VINYL FNC	0 100	0	0	90.00	LF	32.00	

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

REVIEW DATE 07/13/2020 BY NWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,853	128.3898	115.87	214,707	2015	2015	0	0	3.15	96.85
1 SINGLE FAM - 100% - 2016 Heated Area: 1588 HX Base Yr 2016											

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

TOTAL OB/XF											
5,612											

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5,612											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			207,944
TOTAL MARKET OB/XF VALUE			5,612
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			263,556
SOH/AGL Deduction			91,469
ASSESSED VALUE			172,087
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			122,087
TOTAL JUST VALUE			263,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530200	CO ISSUED	0	08/25/2015
B1530200	NEW CONSTR	201,602	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2103/0938	1/30/2017	QC	U	I	11	100	
GRANTOR: ZUFELT ROCKIE M							
GRANTEE: ZUFELT MICHELLE LYN							
2001/1797	9/08/2015	WD	Q	I	02	174,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: ZUFELT ROCKIE M & M							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2015] W16 FOP=[YR=2015] N8 W12 S8 E12 \$ W29 S32							
FGR=[YR=2015] S21 E20 N15 W1 N6 W19 \$ E19 S6 E8							
FOP=[YR=2015] S3 E6 N3 W1 N2 W4 S2 W1 \$ E1 N2 E4 S2 E13 N38 \$.							

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