

LOT 10
IN OR 2312/452
HIDEAWAY PHASE 1A PBK 8/134

CULVERHOUSE RICHARD G & JOANIE
86431 MOONLIT WALK CIR
YULEE, FL 32097

2023

42-2N-27-4372-0010-0000



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		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

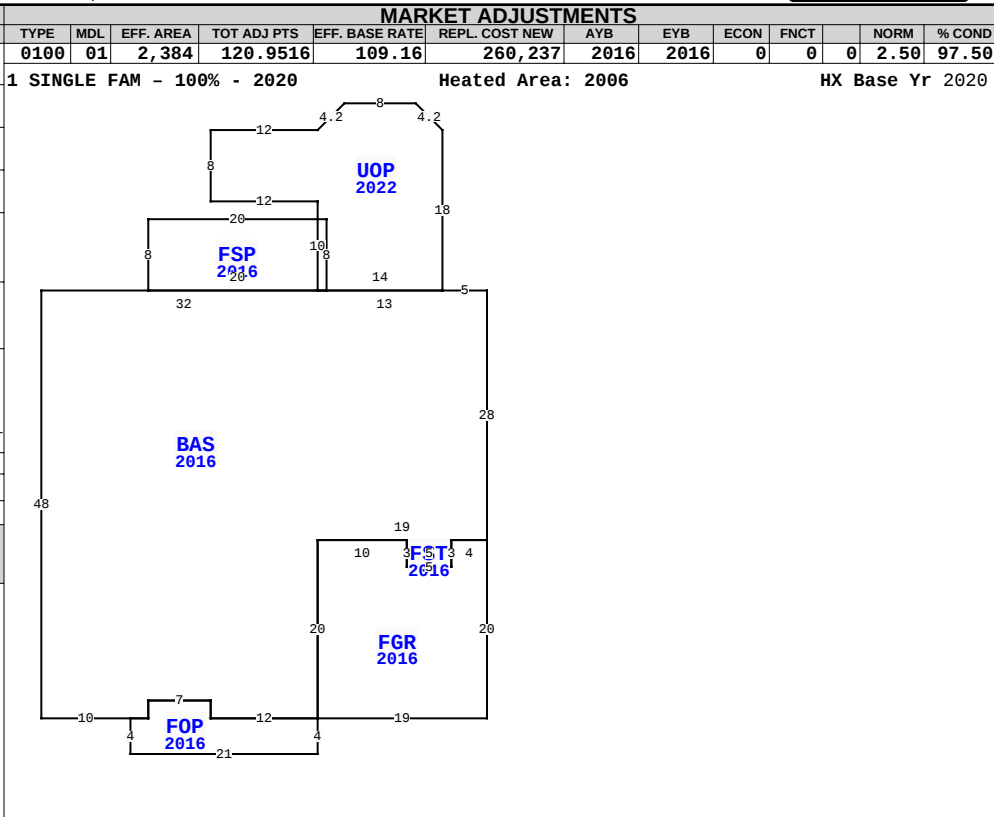
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	213,501
FGR	365	55	201	21,392
FOP	98	30	29	3,087
FSP	160	40	64	6,811
FST	15	55	8	851
UOP	381	20	76	8,089

TOTALS	3,025		2,384	253,731
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	0	0	545.00	SF	6.50	6.50
3	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00
4	0476	VF 6 SBPL	0 100	0	0	156.00	LF	32.00	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 12/08/2022 BY NWA



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

TOTAL OB/XF									
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

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,731	
TOTAL MARKET OB/XF VALUE		9,706	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		313,437	
SOH/AGL Deduction		63,069	
ASSESSED VALUE		250,368	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,368	
TOTAL JUST VALUE		313,437	
NCON VALUE		24,029	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631950	NEW CONSTR	249,532	03/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2312/0452	9/27/2019	WD	Q	I	02
GRANTOR: ROSS ADAM W & SARAH E					SALE PRICE
GRANTEE: CULVERHOUSE RICHARD					
2081/0389	10/31/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					251,000
GRANTEE: ROSS ADAM W & SARAH					241,700

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] W5 UOP=[YR=2022] N18 U3 L3 W8 L3 D3 W12 S8 E12 S10 E14 \$ W13 FSP=[YR=2016] N8 W20 S8E20\$ W32 S48 E10 FOP=[YR=2016] S4 E21 N4 FGR 2016= E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3W10 S20\$ W12 N2 W7 S2 W2\$ E2 N2 E 7 S2 E12 N20 E19 N28\$.					