LOT 25
IN OR 2142/1392
HIDEAWAY PHASE 1A PBK 8/134

WARREN JEREMY B/COLLIE KATIE L
86235 CLOISTER COURT
YULEE, FL 32097

2023

42-2N-27-4372-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

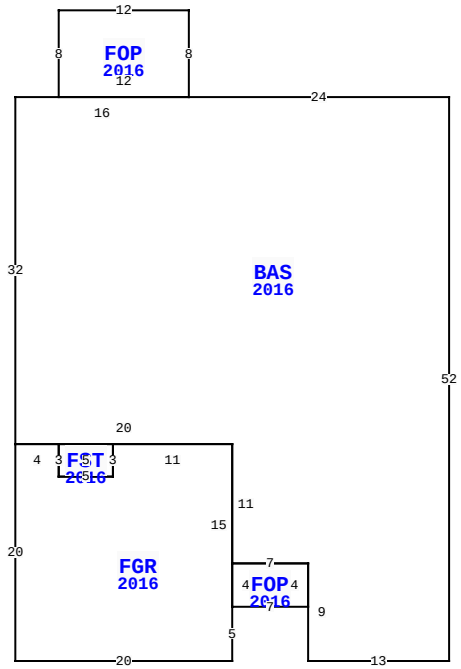
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,617	100	1,617	175,158
FGR	385	55	212	22,964
FOP	28	30	8	867
FOP	96	30	29	3,141
FST	15	55	8	867
TOTALS	2,141		1,874	202,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	123.1076	111.10	208,201	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1617 HX Base Yr 2018



86235 CLOISTER CT, 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		202,996
TOTAL MARKET OB/XF VALUE		4,388
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,384
SOH/AGL Deduction		72,834
ASSESSED VALUE		184,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,550
TOTAL JUST VALUE		257,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632100	NEW CONSTR	203,396	04/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1392	8/25/2017	WD	Q	I	01	213,800

GRANTOR: SEDA CONS COMP SEMANI

GRANTEE: WARREN JEREMY B & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FOP=[YR=2016] N8 W12 S8 E12$ W16 S32
FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N4 W7 S4$ N15 W11
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S11 E7 S9 E13
N52$.

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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	97	227	
2	0810	CONCRETE A	0	100	0	0	660.00	SF	6.50	6.50	100	2016	2016	3	97	4,161	

LAND DESCRIPTION

TOTAL OB/XF 4,388

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 03/15/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS