LOT 29
IN OR 2205/1187
HIDEAWAY PHASE 1A PBK 8/134

CANAL REYNALDO B & JENNIFER A
86218 CLOISTER CT
YULEE, FL 32097

2023

42-2N-27-4372-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

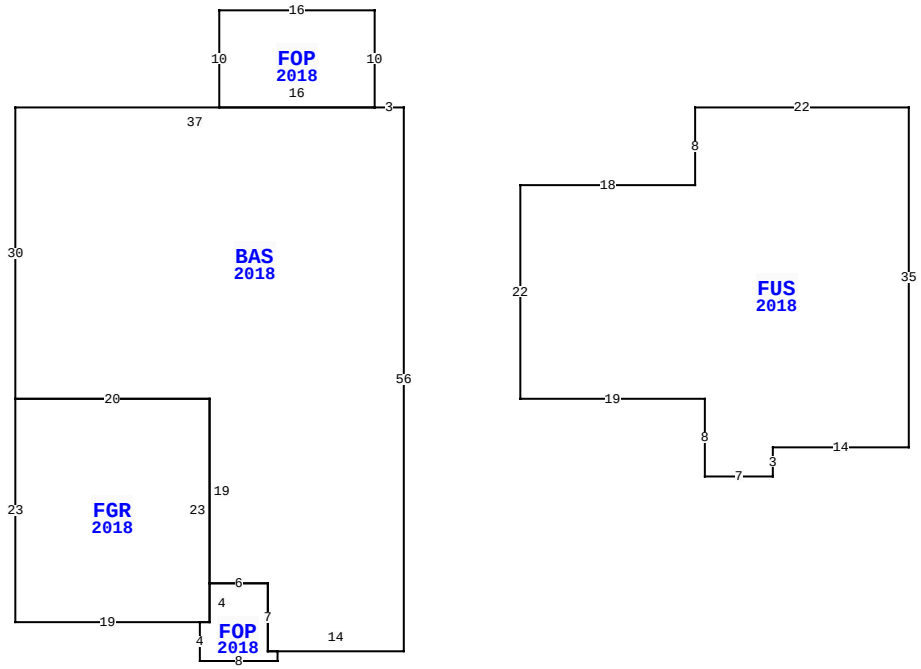
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1,678	167,903
FGR	460	55	253	25,315
FOP	53	30	16	1,601
FOP	160	30	48	4,803
FUS	1,182	100	1,182	118,273
TOTALS	3,533		3,177	317,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,177	112.7368	101.74	323,228	2018	2018	0	0	0	1.65	98.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2860 HX Base Yr



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

86218 CLOISTER CT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,895
TOTAL MARKET OB/XF VALUE		7,658
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		375,553
SOH/AGL Deduction		0
ASSESSED VALUE		375,553
TOTAL EXEMPTION VALUE	13	375,553
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		375,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006033	CO ISSUED	0	06/13/2018
17011222	NEW CONSTR	354,355	12/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1187	6/20/2018	WD	Q	I	01	273,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CANAL REYNALDO B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W3 FOP=[YR=2018] N10 W16 S10 E16$ W37 S30
FGR=[YR=2018] S23 E19 FOP=[YR=2018] S4 E8 N1 W1 N7 W6 S4
W1$ E1 N23 W20$ E20 S19 E6 S7 E14 N56$ PTR=[YR=2018] E30
FUS=[YR=2018] E22 S35 W14 S3 W7 N8 W19 N22 E18 N8$ W30$.

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	0	0	472.00	SF	6.50	6.50	100	2018	2018	3	98	3,007	
2	0476	VF 6 SBPL	0	100	0	0	152.00	LF	32.00	32.00	100	2018	2018	3	95	4,621	
3	0471	VINYL FNC	0	100	0	0	1.00	LF	32.00	32.00	100	2018	2018	3	95	30	

LAND DESCRIPTION

TOTAL OB/XF 7,658

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 04/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS