

LOT 39
IN OR 2091/416
HIDEAWAY PHASE 1A PBK 8/134

BIRKITT CHERYL A & EDWARD N
86124 PRESERVE PLACE
YULEE, FL 32097

2023

42-2N-27-4372-0039-0000



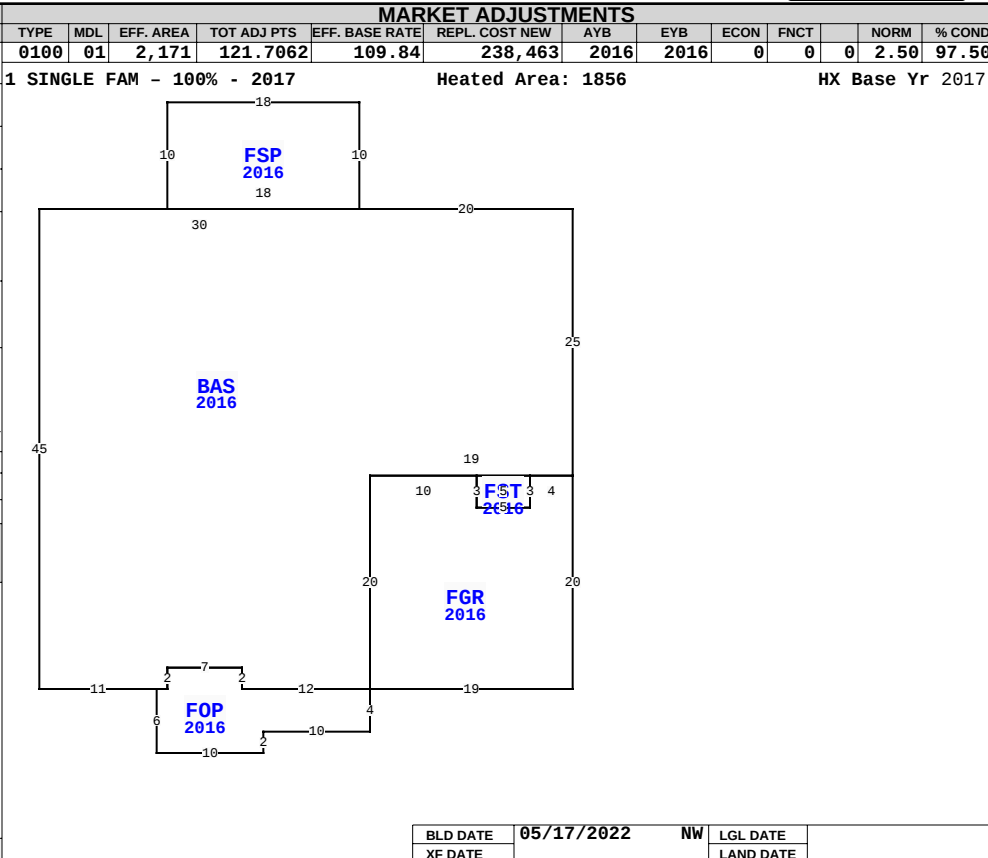
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,856	100	1,856	198,766
FGR	365	55	201	21,526
FOP	114	30	34	3,642
FSP	180	40	72	7,710
FST	15	55	8	857
TOTALS	2,530		2,171	232,501

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0 100	0	0	577.00	SF	6.50	6.50	100	2016
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022
4	0476	VF 6 SBPL	0 100	0	0	162.00	LF	32.00	32.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



86124 PRESERVE PL, YULEE

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

L N	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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	
2	0810	CONCRETE A	0 100	0	0	577.00	SF	6.50	6.50	100	2016	2016	3	97	3,638	
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
4	0476	VF 6 SBPL	0 100	0	0	162.00	LF	32.00	32.00	100	2022	2022	3	100	5,184	

TOTAL OB/XF											
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											232,501
TOTAL MARKET OB/XF VALUE											9,800
TOTAL LAND VALUE - MARKET											50,000
TOTAL MARKET VALUE											292,301
SOH/AGL Deduction											89,660
ASSESSED VALUE											202,641
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											152,641
TOTAL JUST VALUE											292,301
NCON VALUE											15,184
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											244,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631990	NEW CONSTR	230,104	03/01/2016

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2091/0416	12/21/2016	WD	Q	I	01	218,200					

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BIRKITT CHERYL A &

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2016] W20 FSP=[YR=2016] N10 W18 S10 E18\$ W30 S45
E11 FOP=[YR=2016] S6 E10 N2 E10 N4 FGR=[YR=2016] E19 N20 W4
FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ W12 N2 W7 S2
W1\$ E1 N2 E7 S2 E12 N20 E19 N25\$.