LOT 40
HIDEAWAY PHASE 1A PBK 8/134

SCOTT MARTIN & M THERESA DEROSE REV LIVING TRUST/S
1985 NORTH CARRIAGE LANE
PORT CLINTON, OH 43452

2023

42-2N-27-4372-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

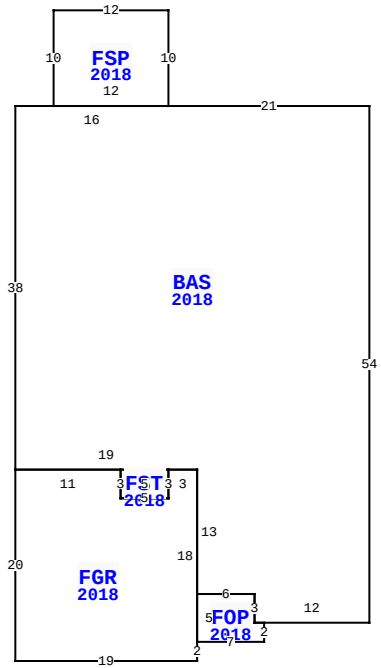
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,676	100	1,676	175,074
FGR	365	55	201	20,996
FOP	32	30	10	1,045
FSP	120	40	48	5,014
FST	15	55	8	835
TOTALS	2,208		1,943	202,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	117.5020	106.05	206,055	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1676 HX Base Yr



86112 PRESERVE PL, 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	202,964
TOTAL MARKET OB/XF VALUE	12,724
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	265,688
SOH/AGL Deduction	24,665
ASSESSED VALUE	241,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,023
TOTAL JUST VALUE	265,688
NCON VALUE	2,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000890	CO ISSUED	0	01/25/2018
17006908	NEW CONSTR	213,061	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1994	5/22/2023	WD	Q	I	01	355,000
GRANTOR: PORTNER DAVID JOHN						
GRANTEE: SCOTT MARTIN & M TH						
2339/1688	2/14/2020	WD	Q	I	01	235,000
GRANTOR: WAYSON PATRICK J & DA						
GRANTEE: PORTNER DAVID JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W21 FSP=[YR=2018] N10 W12 S10 E12$ W16 S38 FGR=[YR=2018] S20 E19 N2 FOP=[YR=2018] E7 N2 W1 N3 W6 S5$ N18 W3 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W11$ E19 S13 E6 S3 E12 N54$.

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	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2018	2018	3	98	3,384	
2	0462	ST/AL FNC	0	0	0	0	760.00	SF	10.00	10.00	100	2018	2018	3	90	6,840	
3	0855	CONC PAVER	0	0	0	0	250.00	SF	10.00	10.00	100	2022	2022	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,724

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS