LOT 41
IN OR 2142/1431
HIDEAWAY PHASE 1A PBK 8/134

ATTAWAY ROBERT JACKSON & STEPHANIE ASHLEY
86100 PRESERVE PLACE
YULEE, FL 32097

**2023**

**42-2N-27-4372-0041-0000**

## BUILDING CHARACTERISTICS

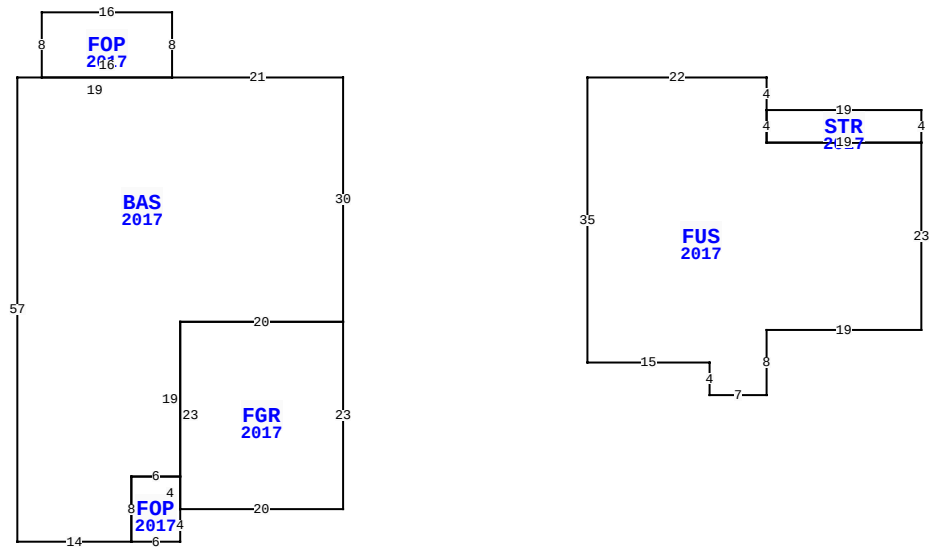
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,692 | 100 | 1,692 | 163,859 |
| FGR | 460 | 55 | 253 | 24,501 |
| FOP | 48 | 30 | 14 | 1,355 |
| FOP | 128 | 30 | 38 | 3,680 |
| FUS | 1,235 | 100 | 1,235 | 119,602 |
| STR | 76 | 10 | 8 | 775 |
| TOTALS | 3,639 | | 3,240 | 313,773 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,240 | 109.4984 | 98.82 | 320,177 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2018 Heated Area: 2927 HX Base Yr 2018




86100 PRESERVE PL, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 313,773 |
| TOTAL MARKET OB/XF VALUE | | 10,167 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 373,940 |
| SOH/AGL Deduction | | 104,935 |
| ASSESSED VALUE | | 269,005 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 219,005 |
| TOTAL JUST VALUE | | 373,940 |
| NCON VALUE | | 5,400 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 314,487 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17007555 | CO ISSUED | 0 | 08/22/2017 |
| 17001421 | NEW CONSTR | 343,015 | 03/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2142/1431 | 8/25/2017 | WD | Q | I | 01 | 263,900 |

GRANTOR: SEDA CONST COMP SEMAN

GRANTEE: ATTAWAY ROBERT JACK

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W21 FOP=[YR=2017] N8 W16 S8 E16$ W19 S57 E14 FOP=[YR=2017] E6 N4 FGR=[YR=2017] E20 N23 W20 S23 $ N4 W6 S8$ N8 E6 N19 E20 N30$ PTR=[YR=2017] E30 FUS=[YR=2017] E22 S4 STR=[YR=2017] E19 S4 W19 N4$ S4 E19 S23 W19 S8 W7 N4 W15 N35$ 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 945.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 4,767 | |
| 2 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 100 | 600 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 100 | 4,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,167

| 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 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