

LOT 45
IN OR 2232/1724
HIDEAWAY PHASE 1A PBK 8/134

GONZALEZ COLEMAN M & AMANDA O
86141 PRESERVE PLACE
YULEE, FL 32097

2023

42-2N-27-4372-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
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

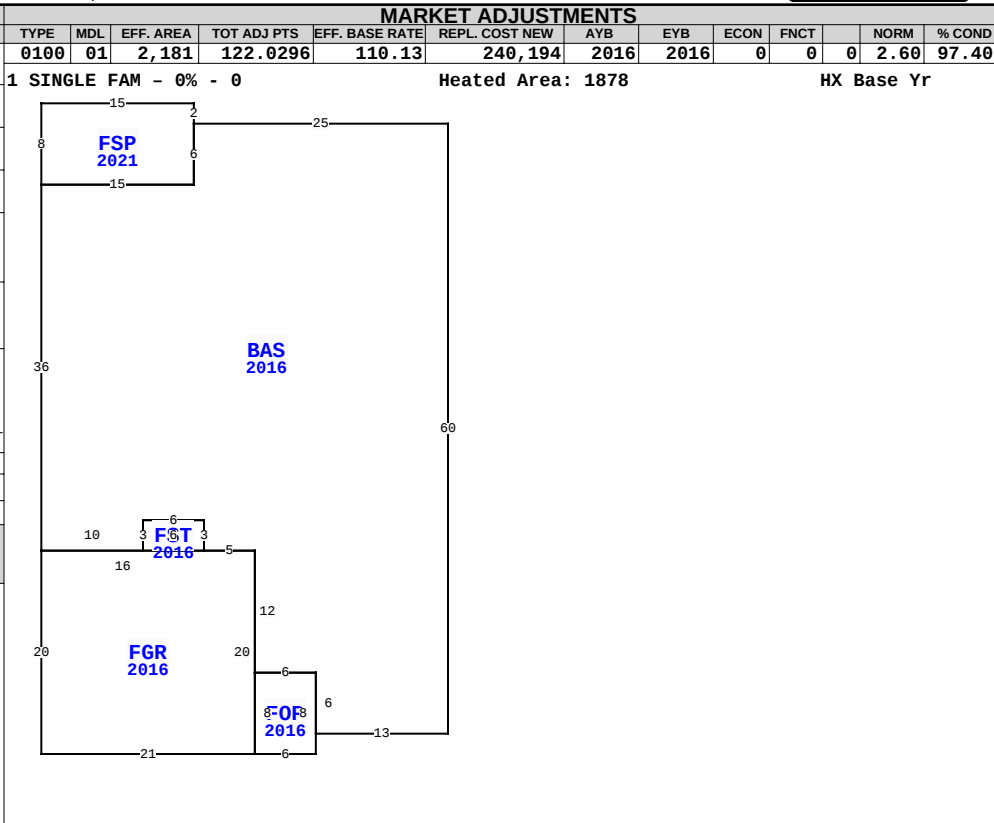
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	201,447
FGR	420	55	231	24,779
FOP	48	30	14	1,502
FSP	120	40	48	5,149
FST	18	55	10	1,072

TOTALS	2,484		2,181	233,949
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	468.00	SF	6.50	
2	0810	CONCRETE A	0	0	0	30.00	SF	6.50	
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	
4	0476	VF 6 SBPL	0	0	0	126.00	LF	32.00	



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2016	2016	3	97	2,951	
100	2016	2016	3	97	189	
100	2022	2022	3	100	600	
100	2022	2022	3	100	4,032	

LAND DESCRIPTION										TOTAL OB/XF							7,772	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										233,949				
TOTAL MARKET OB/XF VALUE										7,772				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										291,721				
SOH/AGL Deduction										20,774				
ASSESSED VALUE										270,947				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										270,947				
TOTAL JUST VALUE										291,721				
NCON VALUE										4,632				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										246,749				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631989	NEW CONSTR	235,304	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1724	10/25/2018	WD	Q	I	01	246,000
GRANTOR: STROUPE RODNEY J & KI						
GRANTEE: GONZALEZ COLEMAN M						
2102/0001	2/15/2017	WD	Q	I	01	221,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STROUPE RODNEY J &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W25 FSP=[YR=2021] N2 W15 S8 E15 N6\$ S6 W15 S36 FGR=[YR=2016] S20 E21 FOP=[YR=2016] E6 N8 W6 S8\$ N20 W5 FST=[YR=2016] N3 W6 S3 E6\$ W16\$ E10 N3 E6S3 E5 S12 E6 S6 E13 N60\$.									