

LOT 15
IN OR 2237/704
HIDEAWAY PHASE 1B PBK 8/301

NICHOLAS PAUL A SR & RHONDA V
86476 MOONLIT WALK CIRCLE
YULEE, FL 32097

2023

42-2N-27-4373-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

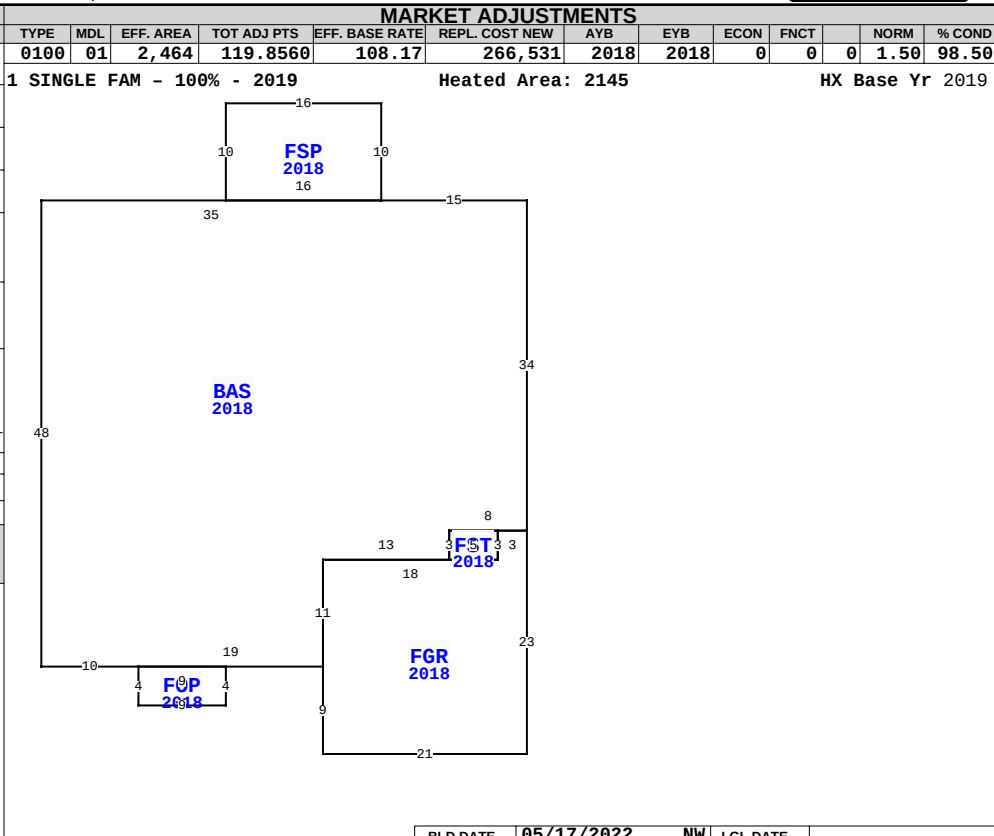
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4071.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2,145	228,545
FGR	429	55	236	25,145
FOP	36	30	11	1,172
FSP	160	40	64	6,819
FST	15	55	8	852
TOTALS	2,785		2,464	262,533

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	583.00	SF	5.20	5.20	100	2018	2018	3	98

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

REVIEW DATE 04/23/2019 BY KB



TOTAL OB/XF 2,971														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

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1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					262,533				
TOTAL MARKET OB/XF VALUE					2,971				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					315,504				
SOH/AGL Deduction					88,506				
ASSESSED VALUE					226,998				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					176,998				
TOTAL JUST VALUE					315,504				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					270,722				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004204	CO ISSUED	0	11/01/2018
18005886	NEW CONSTR	282,527	06/11/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2237/0704	11/14/2018	WD	Q	I	01	254,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: NICHOLAS PAUL A SR							
2204/1254	6/15/2018	WD	U	V	30	48,000	
GRANTOR: SEMANIK EQUITY DEV &							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W15 FSP=[YR=2018] N10 W16 S10 E16\$ W35 S48 E10									
FOP=[YR=2018] S4 E9 N4 W9\$ E19 FGR=[YR=2018] S9 E21 N23 W3									
FST=[YR=2018] W5 S3 E5 N3\$ S3 W18 S11\$ N11 E13 N3 E8 N34\$.									

Common: 50,000 PRINTED 08/02/2023 BY SYS