LOT 35
HIDEAWAY PHASE 1B PBK 8/301

WARD DONALD G & SHAUNA L
86600 ILLUSIVE LAKE CT
YULEE, FL 32097

2023

42-2N-27-4373-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

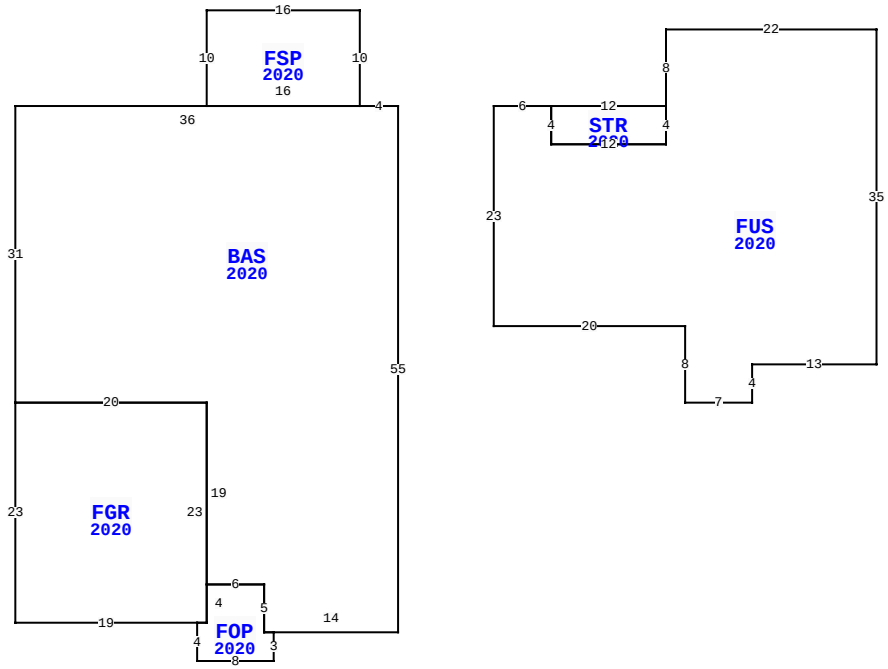
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	1,690	161,261
FGR	460	55	253	24,142
FOP	55	30	16	1,526
FSP	160	40	64	6,107
FUS	1,156	100	1,156	110,306
STR	48	10	5	478
TOTALS	3,569		3,184	303,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,184	106.2600	95.90	305,346	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2846 HX Base Yr 2021



86600 ILLUSIVE LAKE CT, 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		303,819
TOTAL MARKET OB/XF VALUE		9,452
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		363,271
SOH/AGL Deduction		68,063
ASSESSED VALUE		295,208
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		245,208
TOTAL JUST VALUE		363,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000538	NEW CONSTR	369,655	01/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0585	9/11/2020	WD	Q	I	01	302,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARD DONALD G & SHA						
2342/0617	2/24/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4 FSP=[YR=2020] N10 W16 S10 E16$ W36 S31 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W20$ E20 S19 E6 S5 E14 N55$ PTR=E10 FUS=[YR=2020] S23 E20 S8 E7 N4 E13 N35 W22 S8 STR=[YR=2020] W12 S4 E12 N4$ S4 W12 N4 W6$ W10$.

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	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	100	2020	2020	3	99	3,784	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2020	2020	3	98	5,080	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 9,452

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 10/26/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS