LOT 40
HIDEAWAY PHASE 1B PBK 8/301

KONDRUP BENJAMIN W
86655 SERENITY LAKE CT
YULEE, FL 32097

2023

42-2N-27-4373-0040-0000

NASSAU COUNTY PROPERTY

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

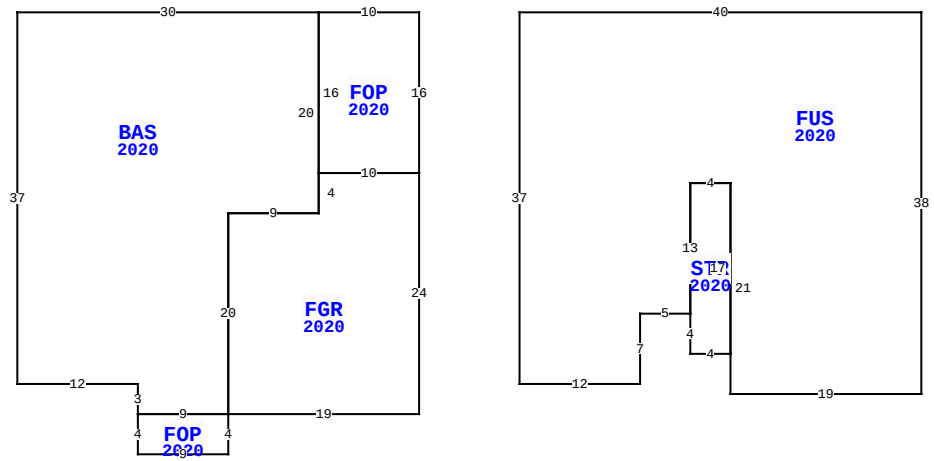
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	98,907
FGR	420	55	231	23,219
FOP	36	30	11	1,105
FOP	160	30	48	4,825
FUS	1,384	100	1,384	139,113
STR	68	10	7	703
TOTALS	3,052		2,665	267,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,665	111.9360	101.02	269,218	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2368 HX Base Yr 2021



86655 SERENITY LAKE CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,872
TOTAL MARKET OB/XF VALUE		4,483
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		322,355
SOH/AGL Deduction		63,951
ASSESSED VALUE		258,404
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		208,404
TOTAL JUST VALUE		322,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002048	CO ISSUED	0	03/06/2020
1912254	NEW CONSTR	314,953	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0261	5/07/2020	WD	Q	I	01	284,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KONDRUP BENJAMIN W						
2338/0927	2/06/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W10 BAS=[YR=2020] W30 S37 E12 S3 FOP=[YR=2020] S4 E9 N4 W9$ E9 FGR=[YR=2020] E19 N24 W10 S4 W9 S20$ N20 E9 N20$ S16 E10 N16$ PTR= E10 FUS=[YR=2020] S37 E12 N7 E5 STR=[YR=2020] S4 E4 N17 W4 S13$ N13 E4 S21 E19 N38 W40$ 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	0812	CONCRETE C	0	100	0	0	1,132.00	SF	4.00	4.00	100	2020	2020	3	99	4,483	

LAND DESCRIPTION

TOTAL OB/XF 4,483

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/06/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS