LOT 43
HIDEAWAY PHASE 1B PBK 8/301

PARSONS DANIEL R & BARBARA A
86642 SERENITY LAKE CT
YULEE, FL 32097

2023

42-2N-27-4373-0043-0000

BUILDING CHARACTERISTICS

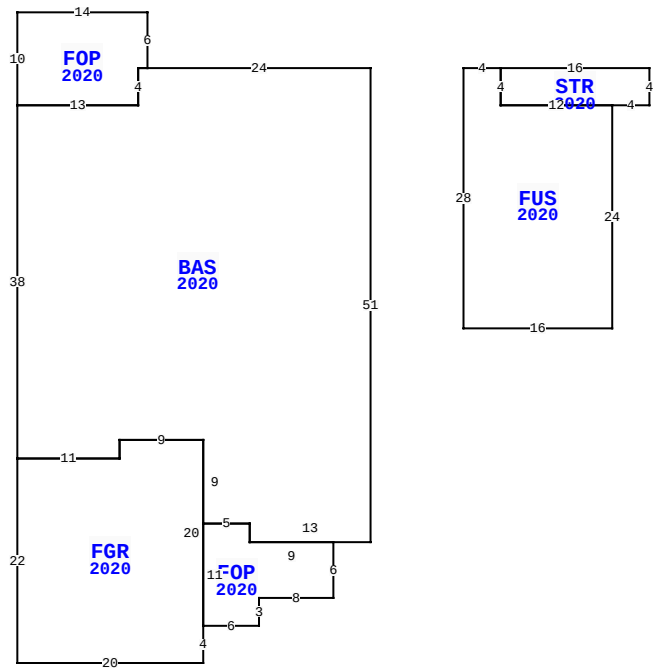
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,678	100	1,678	190,870
FGR	458	55	252	28,665
FOP	112	30	34	3,868
FOP	136	30	41	4,664
FUS	400	100	400	45,499
STR	64	10	6	683
TOTALS	2,848		2,411	274,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,411	126.6650	114.32	275,626	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2078 HX Base Yr 2021



86642 SERENITY 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		274,248
TOTAL MARKET OB/XF VALUE		3,237
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		327,485
SOH/AGL Deduction		65,279
ASSESSED VALUE		262,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,206
TOTAL JUST VALUE		327,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002972	CO ISSUED	0	04/06/2020
1912252	NEW CONSTR	273,983	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/0784	7/07/2020	WD	Q	I	01	271,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARSONS DANIEL R &						
2332/0238	1/09/2020	WD	U	I	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] N6 W14 S10 E13 N4 E1$ W1 S4 W13 S38 FGR=[YR=2020] S22 E20 N4 FOP=[YR=2020] E6 N3 E8 N6 W9 N2 W5 S11$ N20 W9 S2 W11$ E11 N2 E9 S9 E5 S2 E13 N51$ PTR=E10 FUS=[YR=2020] S28 E16 N24 STR=[YR=2020] E4 N4 W16 S4 E12$ W12 N4 W4$ 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	503.00	SF	6.50	6.50	100	2020	2020	3	99	3,237	

LAND DESCRIPTION

TOTAL OB/XF 3,237

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 03/05/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS