



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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
BAS	1,613	100
FGR	433	55
FOP	90	30
FOP	130	30
TOTALS	2,266	1,917

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,917	124.5090	112.37	215,413	2019	2019	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 1613 HX Base Yr 2020												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,613	100	1,613	179,440								
FGR	433	55	238	26,477								
FOP	90	30	27	3,004								
FOP	130	30	39	4,338								
TOTALS	2,266		1,917	213,259								

86630 SERENITY LAKE CT, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,259	
TOTAL MARKET OB/XF VALUE		3,243	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		266,502	
SOH/AGL Deduction		87,833	
ASSESSED VALUE		178,669	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		128,669	
TOTAL JUST VALUE		266,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001820	CO ISSUED	0	02/25/2019
18010489	NEW CONSTR	221,184	10/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1393	3/08/2019	WD	Q	I	01	240,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YORK RAY A JR & ALE						
2230/0618	10/11/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W25 FOP=[YR=2019] N6 W13 S10 E13 N4\$ S4 W13 S36 FGR=[YR=2019] S20 E20 N4 FOP=[YR=2019] E14 N5 W9 N4 W5 S9\$ N19 W11 S3 W9\$ E9 N3 E11 S10 E5 S4 E13 N51\$.									

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0		504.00	SF	6.50				3,243	

LAND DESCRIPTION										TOTAL OB/XF 3,243									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		