LOT 67
HIDEAWAY PHASE 1B PBK 8/301

WIRTES DANE A
86533 REST HAVEN CT
YULEE, FL 32097

2023

42-2N-27-4373-0067-0000

BUILDING CHARACTERISTICS

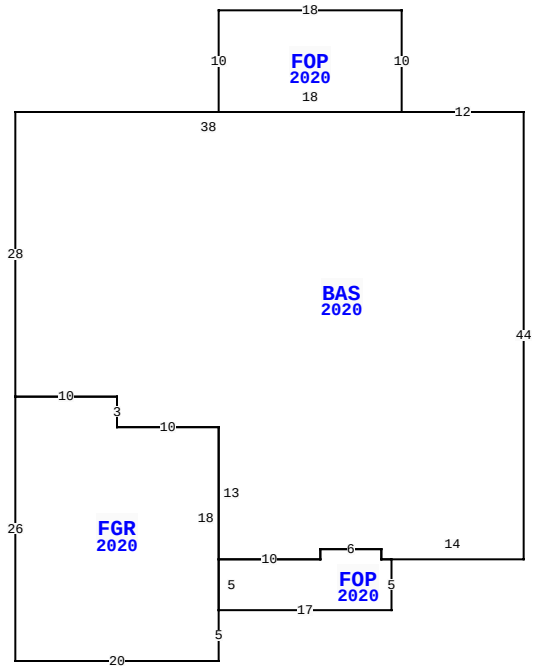
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,904	100	1,904	215,838
FGR	490	55	270	30,607
FOP	91	30	27	3,061
FOP	180	30	54	6,121
TOTALS	2,665		2,255	255,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	126.2338	113.93	256,912	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1904 HX Base Yr



86533 REST HAVEN 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	255,627
TOTAL MARKET OB/XF VALUE	3,367
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	308,994
SOH/AGL Deduction	17,352
ASSESSED VALUE	291,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,642
TOTAL JUST VALUE	308,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008360	CO ISSUED	0	09/11/2020
20003388	NEW CONSTR	264,285	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1891	2/19/2021	WD	Q	I	01	281,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WIRTES DANE A						
2371/0408	6/24/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W18 S10 E18$ W38 S28
FGR=[YR=2020] S26 E20 N5 FOP=[YR=2020] E17 N5 W1 N1 W6 S1 W10
S5$ N18W10 N3 W10$ E10 S3 E10 S13 E10 N1 E6 S1 E14 N44$.

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	0811	CONCRETE B	0	0	0	0	654.00	SF	5.20	5.20	100	2020	2020	3	99	3,367	

LAND DESCRIPTION

TOTAL OB/XF 3,367

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS