LOT 69
HIDEAWAY PHASE 1B PBK 8/301

MYERS JONATHAN & JENNIFER
86538 REST HAVEN CT
YULEE, FL 32097

2023

42-2N-27-4373-0069-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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

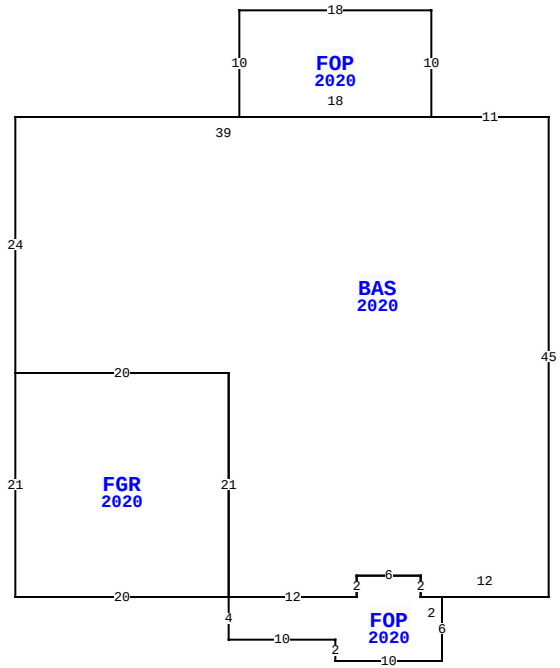
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	192,523
FGR	420	55	231	24,462
FOP	112	30	34	3,601
FOP	180	30	54	5,718
TOTALS	2,530		2,137	226,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	117.9332	106.43	227,441	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1818 HX Base Yr 2021



86538 REST HAVEN 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		226,304
TOTAL MARKET OB/XF VALUE		4,546
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		280,850
SOH/AGL Deduction		56,285
ASSESSED VALUE		224,565
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,565
TOTAL JUST VALUE		280,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002315	CO ISSUED	0	07/28/2020
20002315	NEW CONSTR	251,202	04/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0234	8/11/2020	WD	Q	I	01	248,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MYERS JONATHAN & JE						
2362/0773	5/12/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 FOP=[YR=2020] N10 W18 S10 E18$ W39 S24
FGR=[YR=2020] S21 E20 N21 W20$ E20 S21FOP=[YR=2020] S4 E10
S2 E10 N6 W2 N2 W6 S2 W12$ E12 N2 E6 S2 E12 N45$.

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	1,148.00	SF	4.00	4.00	100	2020	2020	3	99	4,546	

LAND DESCRIPTION

TOTAL OB/XF 4,546

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