LOT 2-40
THE HIDEAWAY #2 PB 7/233

KARPEL MYLA
86020 SAND WAY
YULEE, FL 32097

**2024**

**42-2N-27-4370-0002-0400**

## BUILDING CHARACTERISTICS

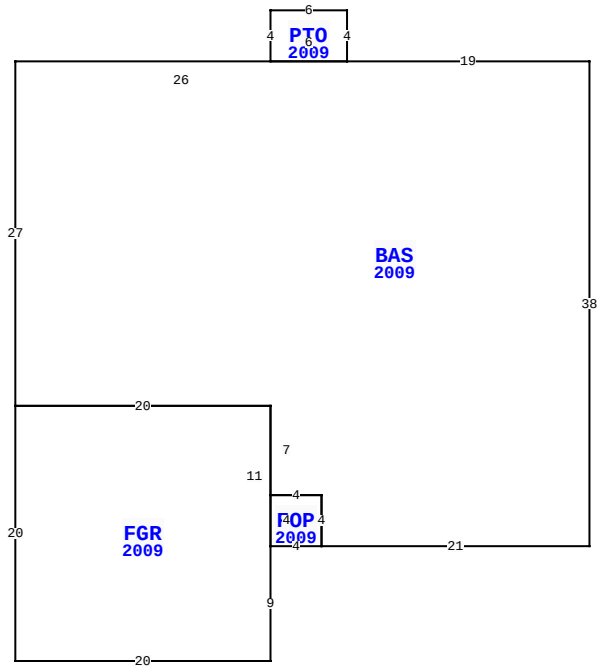
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4071.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,474 | 100 | 1,474 | 166,239 |
| FGR | 400 | 55 | 220 | 24,811 |
| FOP | 16 | 30 | 5 | 564 |
| PTO | 24 | 5 | 1 | 113 |
| TOTALS | 1,914 | | 1,700 | 191,728 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,700 | 127.6500 | 121.27 | 206,159 | 2009 | 2009 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1474 HX Base Yr 2024




86020 SANDS WAY, 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 | | 191,728 |
| TOTAL MARKET OB/XF VALUE | | 4,182 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 245,910 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 245,910 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 195,910 |
| TOTAL JUST VALUE | | 245,910 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 229,391 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22006 | CO ISSUED | 0 | 09/15/2009 |
| M14625 | MECH OTHER | 0 | 06/01/2009 |
| P13790 | OTHER | 0 | 06/01/2009 |
| R11602 | REPAIR/RRF | 2,800 | 10/01/2008 |
| B22006 | NEW CONSTR | 150,000 | 10/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2674/748 | 10/13/2023 | WD | Q | I | 01 | 325,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: KARPEL MYLA | | | | | | |
| 2655/213 | 7/17/2023 | WD | Q | I | 01 | 296,300 |
| GRANTOR: ALLIGOOD STEPHANIE N | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$ W26 S27
FGR=[YR=2009] S20 E20 N9 FOP=[YR=2009] E4 N4 W4 S4$ N11
W20$ E20 S7 E4 S4 E21 N38$.

## 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 | 22 | 16 | 352.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 90 | 2,059 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 15 | 3 | 45.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 90 | 263 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2009 | 2009 | 3 | 93 | 1,860 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,182

| 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS