LOT 2-41
IN OR 1940/133
THE HIDEAWAY #2 PB 7/233

LLOYD PAUL E JR
86016 SANDS WAY
YULEE, FL 32097

**2024**

**42-2N-27-4370-0002-0410**

## BUILDING CHARACTERISTICS

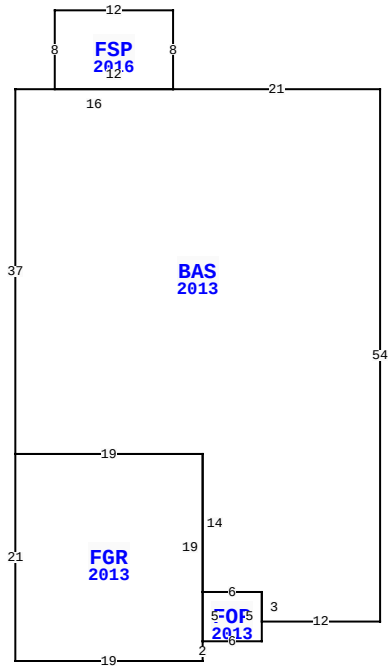
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,657 | 100 | 1,657 | 191,285 |
| FGR | 399 | 55 | 219 | 25,282 |
| FOP | 30 | 30 | 9 | 1,039 |
| FSP | 96 | 40 | 38 | 4,386 |
| TOTALS | 2,182 | | 1,923 | 221,992 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,923 | 127.2383 | 120.88 | 232,452 | 2013 | 2013 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1657 HX Base Yr 2016




86016 SANDS WAY, 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 | | 221,992 |
| TOTAL MARKET OB/XF VALUE | | 29,544 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 301,536 |
| SOH/AGL Deduction | | 100,371 |
| ASSESSED VALUE | | 201,165 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 146,165 |
| TOTAL JUST VALUE | | 301,536 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,279 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632049 | SWIM POOL | 0 | 04/11/2016 |
| B1327349 | CO ISSUED | 0 | 11/07/2013 |
| P1316750 | NEW CONSTR | 0 | 08/01/2013 |
| B1327349 | NEW CONSTR | 197,974 | 06/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1940/0133 | 9/22/2014 | WD | Q | I | 02 | 175,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: LLOYD PAUL E JR & R | | | | | | |
| 1553/1149 | 3/03/2008 | WD | U | V | 07 | 100 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W21 FSP=[YR=2016] N8 W12 S8 E12 $ W16 S37
FGR=[YR=2013] S21 E19 N2 FOP=[YR=2013] E6 N5 W6 S5 $ N19
W19 $ E19 S14 E6 S3 E12 N54 $.

## 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 | 100 | 0 | 0 | 496.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 94 | 2,424 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 269.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 96 | 2,582 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 297.00 | SF | 102.00 | 102.00 | 100 | 2016 | 2016 | 3 | 81 | 24,538 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,544

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS