

LOT 2-47
IN OR 1971/1587
THE HIDEAWAY #2 PB 7/233

KOEPEL PAUL & JOAN
86056 BELLAGIO CT
YULEE, FL 32097

2024

42-2N-27-4370-0002-0470



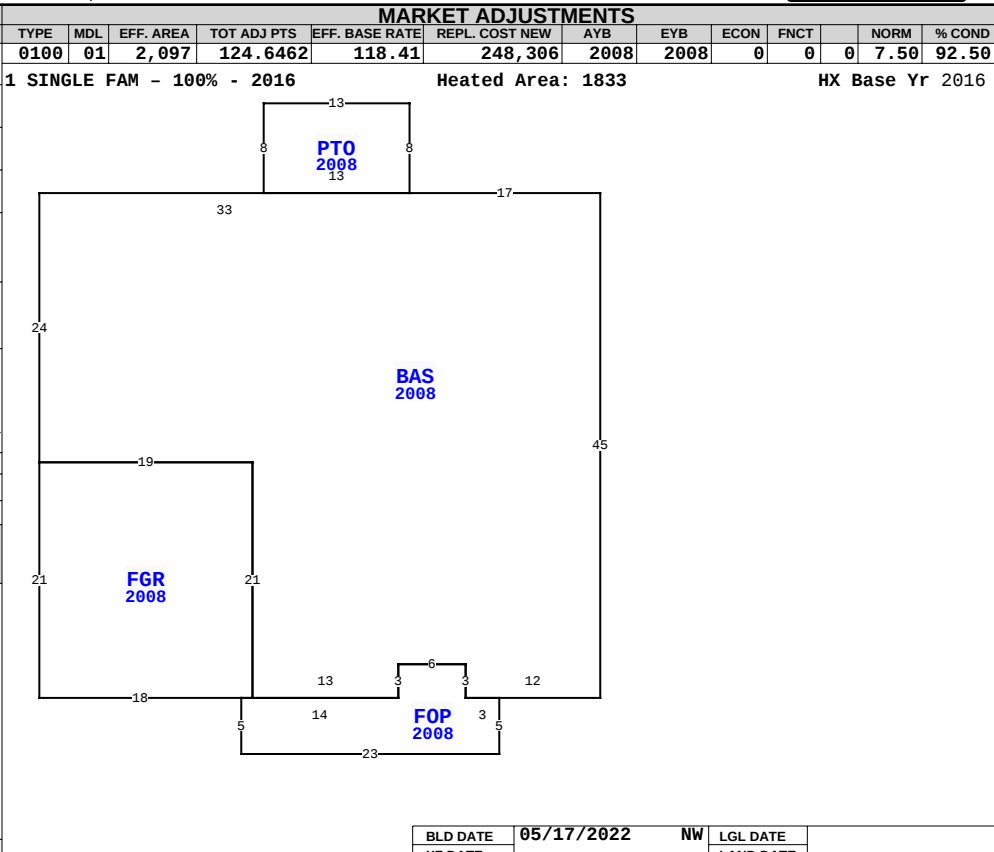
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,833	100	1,833	200,768
FGR	399	55	219	23,987
FOP	133	30	40	4,381
PTO	104	5	5	548
TOTALS	2,469		2,097	229,683

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,009.00	SF	4.00	4.00	100	2008
2	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



86056 BELLAGIO CT, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
3,956											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										229,683	
TOTAL MARKET OB/XF VALUE										3,956	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										283,639	
SOH/AGL Deduction										104,939	
ASSESSED VALUE										178,700	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										128,700	
TOTAL JUST VALUE										283,639	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										263,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19976	ELEC OTHER	2,000	09/01/2007
M13297	MECH OTHER	0	09/01/2007
C20350	CO ISSUED	0	08/01/2007
R10609	REPAIR/RRF	2,800	08/01/2007
B20350	NEW CONSTR	154,242	08/01/2007
P12676	OTHER	0	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1971/1587	3/05/2015	SW	U	I	12	155,000	
GRANTOR:SRMOF II 2012-1 TRUST							
GRANTEE:KOEPEL PAUL & JOAN							
1931/1704	8/08/2014	CT	U	I	18	100	
GRANTOR:CLERK OF COURT							
GRANTEE:SRMOF II REO 2012-1							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W17 PTO=[YR=2008] N8 W13 S8 E13\$ W33 S24											
FGR=[YR=2008] S21 E18 FOP=[YR=2008] S5 E23 N5 W3 N3 W6 S3											
W14\$ E1 N21 W19\$ E19 S21 E13 N3 E6 S3 E12 N45\$.											