LOT 15
IN OR 2165/687
THE HIDEAWAY #2 PB 7/233

SMITH ADAM & SHELLY
86059 MIRAGE PL
YULEE, FL 32097

2024

42-2N-27-4370-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

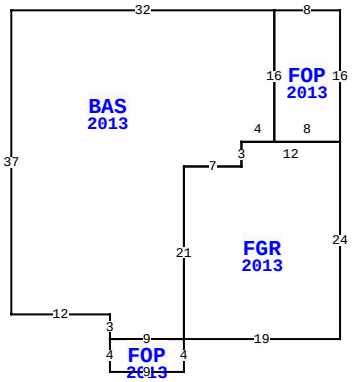
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

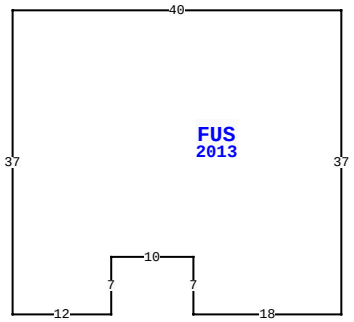
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,001	100	1,001	111,213
FGR	435	55	239	26,553
FOP	36	30	11	1,222
FOP	128	30	38	4,222
FUS	1,410	100	1,410	156,653
TOTALS	3,010		2,699	299,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	122.6544	116.52	314,487	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2018 Heated Area: 2411 HX Base Yr 2018





BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86059 MIRAGE PL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,863
TOTAL MARKET OB/XF VALUE		5,323
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,186
SOH/AGL Deduction		110,619
ASSESSED VALUE		244,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,567
TOTAL JUST VALUE		355,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326877	CO ISSUED	0	06/14/2013
B1326877	SFR	275,577	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/0687	12/18/2017	WD	Q	I	01	239,900
GRANTOR: ANKENBRAND JOSEPH J &						
GRANTEE: SMITH ADAM & SHELLY						
1866/0923	6/25/2013	WD	Q	I	01	199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANKENBRAND JOSEPH J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W8 BAS=[YR=2013] W32 S37 E12 S3 FOP=[YR=2013] S4 E9 N4 FGR=[YR=2013] E19 N24 W12 S3 W7 S21 $ W9 $ E9 N21 E7 N3 E4 N16 $ S16 E8 N16 $ PTR= E30 FUS=[YR=2013] E40 S37 W18 N7 W10 S7 W12 N37 $ W30 $.

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	1,089.00	SF	5.20	5.20	100	2013	2013	3	94	5,323	

LAND DESCRIPTION

TOTAL OB/XF 5,323

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS