LOT 20
THE HIDEAWAY #2 PB 7/233

CBAR ASSET COMPANY LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2024

42-2N-27-4370-0020-0000

BUILDING CHARACTERISTICS

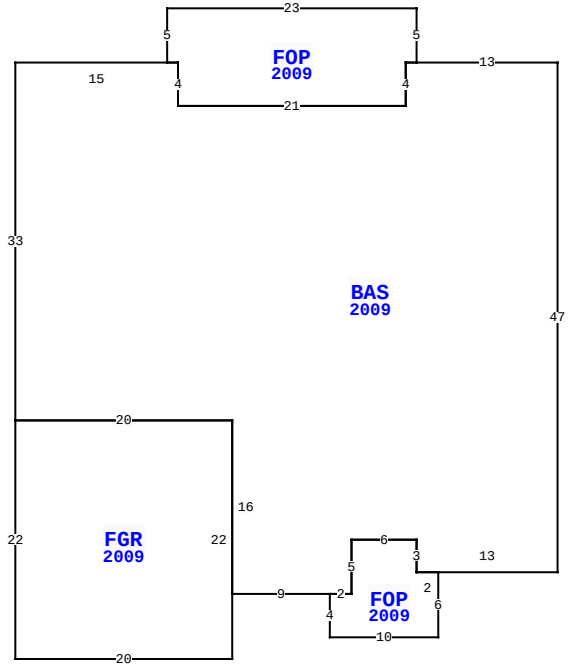
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,990	100	1,990	220,970
FGR	440	55	242	26,872
FOP	74	30	22	2,443
FOP	199	30	60	6,662
TOTALS	2,703		2,314	256,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	125.2097	118.95	275,250	2009	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 2024 Heated Area: 1990 HX Base Yr



86022 MIRAGE PL, 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	256,946
TOTAL MARKET OB/XF VALUE	4,756
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	311,702
SOH/AGL Deduction	0
ASSESSED VALUE	311,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,702
TOTAL JUST VALUE	311,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22165	CO ISSUED	0	04/15/2009
E21539	ELEC OTHER	2,000	01/01/2009
M14354	MECH OTHER	0	01/01/2009
P13618	OTHER	0	01/01/2009
R11703	REPAIR/RRF	8,000	12/01/2008
B22165	NEW CONSTR	175,362	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2656/756	7/24/2023	SW	U	I	30	325,400
GRANTOR: ARVM 5 LLC						
GRANTEE: CBAR ASSET COMPANY						
2485/0659	7/30/2021	WD	Q	I	01	283,900
GRANTOR: ETHERIDGE TERI H						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 FOP=[YR=2009] N5 W23 S5 E1 S4 E21 N4 E1$ W1 S4 W21 N4 W15 S33 FGR=[YR=2009] S22 E20 N22 W20$ E20 S16 E9 FOP=[YR=2009] S4 E10 N6 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E13 N47$.

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	0	0	0	432.00	SF	6.50	6.50	100	2009	2009	3	90	2,527	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2009	2009	3	90	369	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 4,756

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	0	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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS