

LOT 104
IN OR 2121/1709
THE HIDEAWAY #2 PB 7/233

EZA JOHN CHARLES & JANICE BUUCK
86197 FORTUNE DRIVE
YULEE, FL 32097

2024

42-2N-27-4370-0104-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

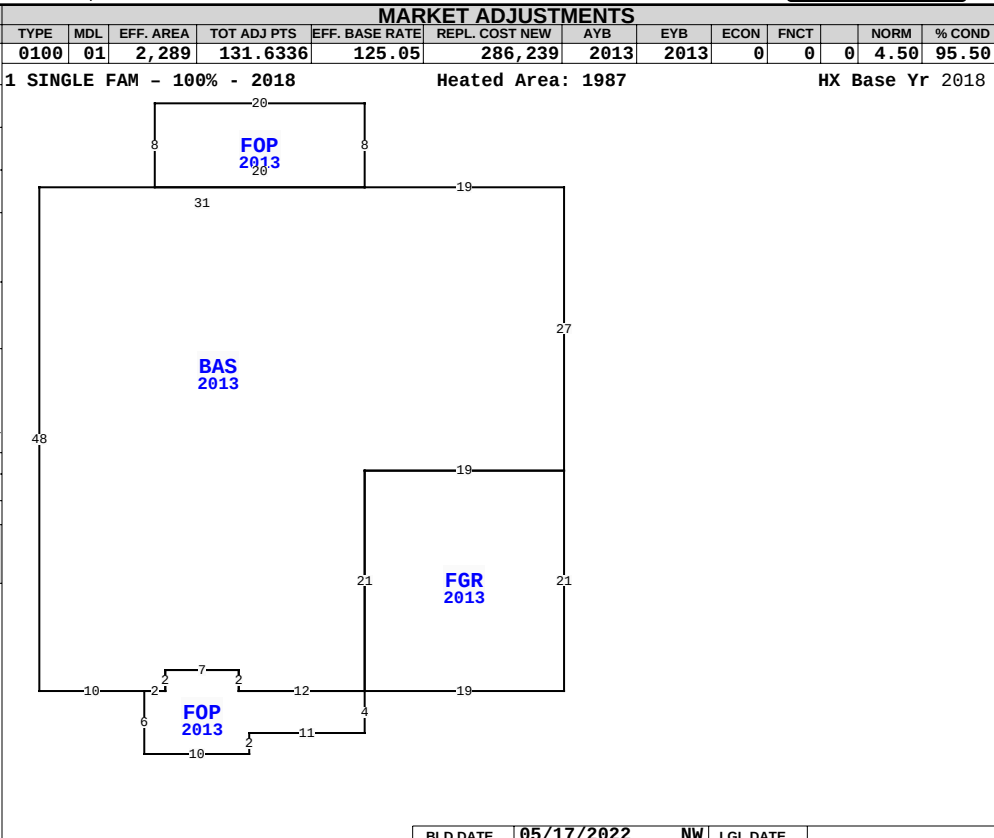
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1,987	237,293
FGR	399	55	219	26,154
FOP	118	30	35	4,180
FOP	160	30	48	5,732
TOTALS	2,664		2,289	273,358

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	735.00	SF	5.20	5.20	100	2013	2013	3	94

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

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF														
3,593														

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Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					273,358				
TOTAL MARKET OB/XF VALUE					3,593				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					326,951				
SOH/AGL Deduction					136,036				
ASSESSED VALUE					190,915				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					140,915				
TOTAL JUST VALUE					326,951				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					303,326				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327620	CO ISSUED	0	01/14/2014
B1327620	NEW CONSTR	233,521	08/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2121/1709	5/18/2017	WD	Q	I	02	217,900			
GRANTOR: MILLER CHRISTOPHER T									
GRANTEE: EZA JOHN CHARLES &									
1913/1485	3/27/2014	WD	Q	I	01	192,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: MILLER CHRISTOPHER									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W19 FOP=[YR=2013] N8 W20 S8 E20 \$ W31 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N21 W19 S21 \$ W12 N2 W7 S2 W2 \$ E2 N2 E7 S2 E12 N21 E19 N27 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 50,000 PRINTED 08/06/2024 BY SYS