

LOT 159  
IN OR 1970/1596  
THE HIDEAWAY #2 PB 7/233

DAWKINS MILES A & AMANDA C  
86009 O'SHEAS PL  
YULEE, FL 32097

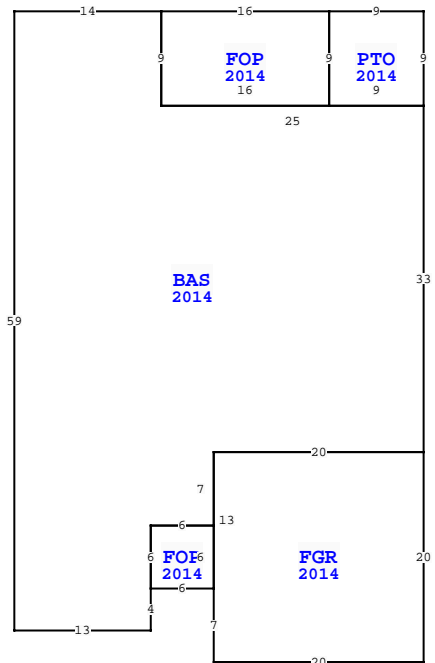
2024

42-2N-27-4370-0159-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,676	100	1,676
FGR	400	55	220
FOP	36	30	11
FOP	144	30	43
PTO	81	5	4
TOTALS	2,337		1,954
			226,752

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,954	127.2383	120.88	236,200	2014	2014	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2016 Heated Area: 1676 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			226,752
TOTAL MARKET OB/XF VALUE			2,391
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			279,143
SOH/AGL Deduction			103,926
ASSESSED VALUE			175,217
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			125,217
TOTAL JUST VALUE			279,143
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429243	CO ISSUED	0	01/09/2015
B1429243	NEW CONSTR	207,107	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/1596	3/23/2015	WD Q	Q	I	01	181,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAWKINS MILES A & A						
1666/0616	1/28/2010	WD U	V		30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2014] W9 FOP=[YR=2014] W16 BAS=[YR=2014] W14 S59 E13 N4 FOP=[YR=2014] E6 FGR=[YR=2014] S7 E20 N20 W20 S13 \$ N6 W6 S6 \$ N6 E6 N7 E20 N33 W25 N9 \$ S9 E16 N9 \$ S9 E9 N9 \$ .	

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2014	2014	3	95	2,391	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							