

LOT 168
IN OR 1884/1319
THE HIDEAWAY #2 PB 7/233

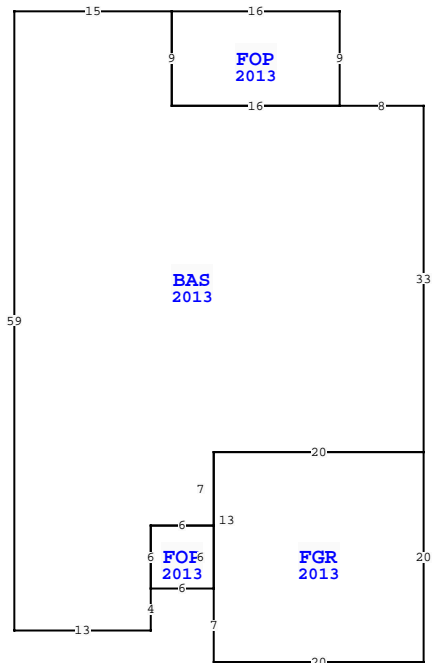
GINN JENNIFER LUCY/LAW ALAN DASHTON
86017 RIO WAY
YULEE, FL 32097

2024

42-2N-27-4370-0168-0000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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	1,685	100	1,685
FGR	400	55	220
FOP	36	30	11
FOP	144	30	43
TOTALS	2,265		1,959
			225,793

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2015											
Heated Area: 1685											
HX Base Yr 2015											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		225,793
TOTAL MARKET OB/XF VALUE		2,522
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		278,315
SOH/AGL Deduction		103,611
ASSESSED VALUE		174,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,704
TOTAL JUST VALUE		278,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1327068	CO ISSUED	0	08/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1319	10/01/2013	WD Q	Q	I	02	172,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GINN JENNIFER LUCY						
1666/0616	1/28/2010	WD U	V		30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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	2013	2013	3	94	2,522	

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

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2013] W8 FOP=[YR=2013] N9 W16 S9 E16 \$ W16 N9 W15 S59 E13 N4 FOP=[YR=2013] E6 FGR=[YR=2013] S7 E20 N20 W20 S13 \$ N6 W6 S6 \$ N6 E6 N7 E20 N33 \$.

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	DPH 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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							