

LOT 184
IN OR 2060/367
THE HIDEAWAY #2 PB 7/233

THORPE STEVEN D & SARAH A
86040 MONTECARLO CT
YULEE, FL 32097

2024

42-2N-27-4370-0184-0000



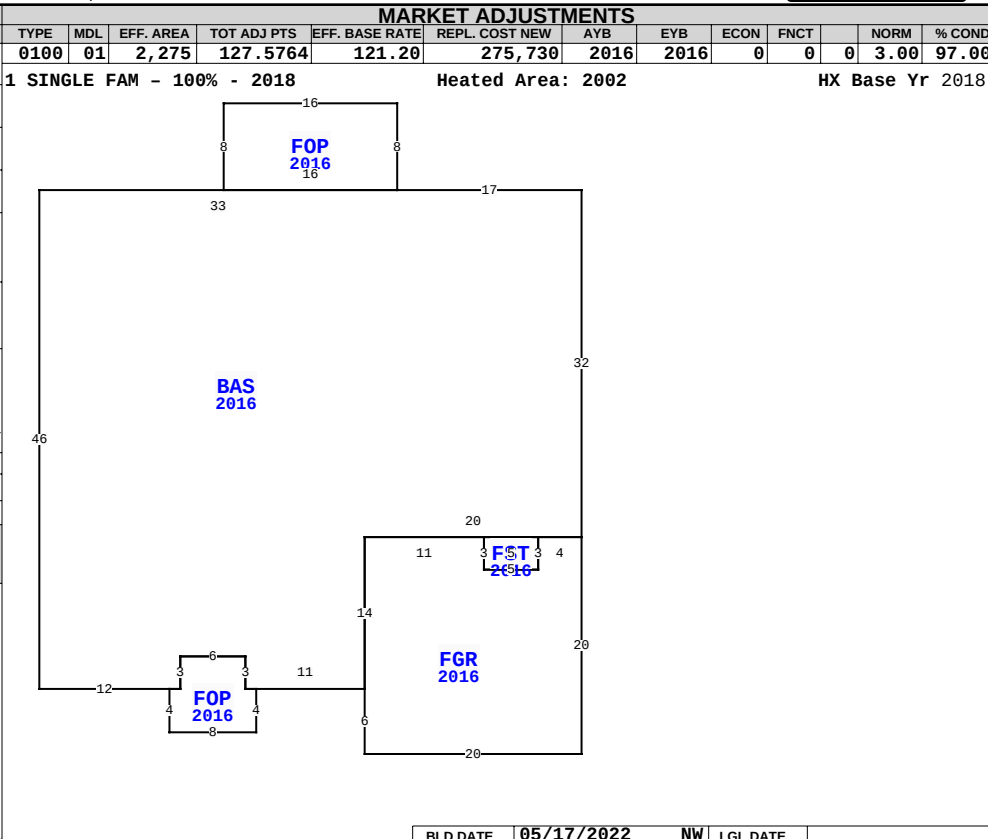
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,002	100	2,002	235,363
FGR	385	55	212	24,923
FOP	50	30	15	1,763
FOP	128	30	38	4,468
FST	15	55	8	941
TOTALS	2,580		2,275	267,458

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	665.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	

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



TOTAL OB/XF											
4,524											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		267,458	
TOTAL MARKET OB/XF VALUE		4,524	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		321,982	
SOH/AGL Deduction		104,883	
ASSESSED VALUE		217,099	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		167,099	
TOTAL JUST VALUE		321,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531383	NEW CONSTR	0	11/05/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2060/0367	7/18/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: THORPE STEVEN D & S					211,600
1666/0616	1/28/2010	WD	U	V	30
GRANTOR: HIDEAWAY DEVELOPMENT					2,491,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016]	W17	FOP=[YR=2016]	N8	W16	S8	E16	W33	S46	E12		
FOP=[YR=2016]	S4	E8	N4	W1	N3	W6	S3	W1	E1	N3	E6
FGR=[YR=2016]	S6	E20	N20	W4	FST=[YR=2016]	W5	S3	E5	N3	S3	
W5	N3	W11	S14	N14	E20	N32					