

LOT 195
IN OR 2033/887
THE HIDEAWAY #2 PB 7/233

RODRIGUEZ RANDY GABRIEL/NIEVES YOMALIS
44 CABANILLAS CIR
GROTON, CT 06340

2024

42-2N-27-4370-0195-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	110,778
FGR	424	55	233	25,505
FOP	36	30	11	1,204
FOP	128	30	38	4,159
FUS	1,387	100	1,387	151,827
STR	33	10	3	329

TOTALS	3,020		2,684	293,802
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	100	11	3		33.00	SF	6.50				206	
2	0811	CONCRETE B	0	100	0	0		878.00	SF	5.20				4,383	

LAND DESCRIPTION		
L N	USE CODE	CLS

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,684	118.7904	112.85	302,889	2016	2016	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2017													
Heated Area: 2399													
HX Base Yr 2017													

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

86051 PARIS PL, YULEE													
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4		
Tax Dist:		
BUILDING MARKET VALUE		293,802
TOTAL MARKET OB/XF VALUE		4,589
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		348,391
SOH/AGL Deduction		128,212
ASSESSED VALUE		220,179
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		170,179
TOTAL JUST VALUE		348,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531138	CO ISSUED	0	02/26/2016
B1531138	NEW CONSTR	292,922	09/01/2015

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B1531138	CO ISSUED	0	02/26/2016
B1531138	NEW CONSTR	292,922	09/01/2015

GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RODRIQUEZ RANDY GAB						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2016] W8 BAS=[YR=2016] W32 S37 E12 S3 FOP=[YR=2016] S4 E9 N4 FGR=[YR=2016] E19 N24 W11 S4 W8 S20 \$ W9\$ E9 N20 E8 N4 E3 N16\$ S16 E8 N16\$ PTR= E30 FUS=[YR=2016] E40 S37 W19 N6 STR=[YR=2016] W3 N11 E3 S11\$ N11 W3 S10 W6 S7 W12 N37\$ W30\$.		