LOT 197
IN OR 2155/950
THE HIDEAWAY #2 PB 7/233

SMITH AARON & KELLIE D
86037 PARIS PL
YULEE, FL 32097

2024

42-2N-27-4370-0197-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

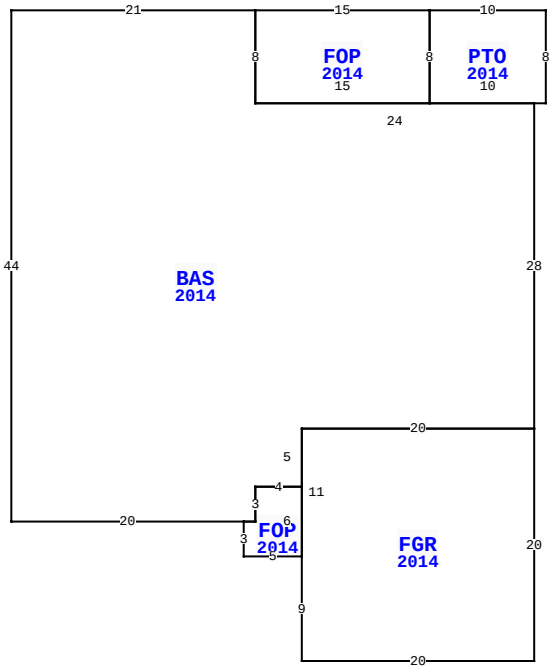
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,616	100	1,616	189,188
FGR	400	55	220	25,756
FOP	27	30	8	937
FOP	120	30	36	4,214
PTO	80	5	4	468
TOTALS	2,243		1,884	220,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	128.3653	121.95	229,754	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1616 HX Base Yr 2018



86037 PARIS PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,564
TOTAL MARKET OB/XF VALUE		2,618
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		273,182
SOH/AGL Deduction		84,916
ASSESSED VALUE		188,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,266
TOTAL JUST VALUE		273,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429251	CO ISSUED	0	01/30/2015
B1429251	NEW CONSTR	199,068	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2155/0950	10/27/2017	WD	Q	I	01	210,000
GRANTOR: IVEY ELIZABETH S						
GRANTEE: SMITH AARON & KELLI						
1969/0505	3/17/2015	WD	Q	I	02	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: IVEY ELIZABETH S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W10 FOP=[YR=2014] W15 BAS=[YR=2014] W21 S44 E20 FOP=[YR=2014] S3 E5 FGR=[YR=2014] S9 E20 N20 W20 S11 $ N6 W4 S3 W1 $ E1 N3 E4 N5 E20 N28 W24 N8 $ S8 E15 N8 $ S8 E10 N8 $.

EXTRA FEATURES

LN	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	530.00	SF	5.20	5.20	100	2014	2014	3	95	2,618	

LAND DESCRIPTION

TOTAL OB/XF 2,618

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 11/19/2019 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS