LOT 198
THE HIDEAWAY #2 PB 7/233

HUERTAS ANA MARIA/TORRES ANA M
86023 PARIS PLACE
YULEE, FL 32097

2024

42-2N-27-4370-0198-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

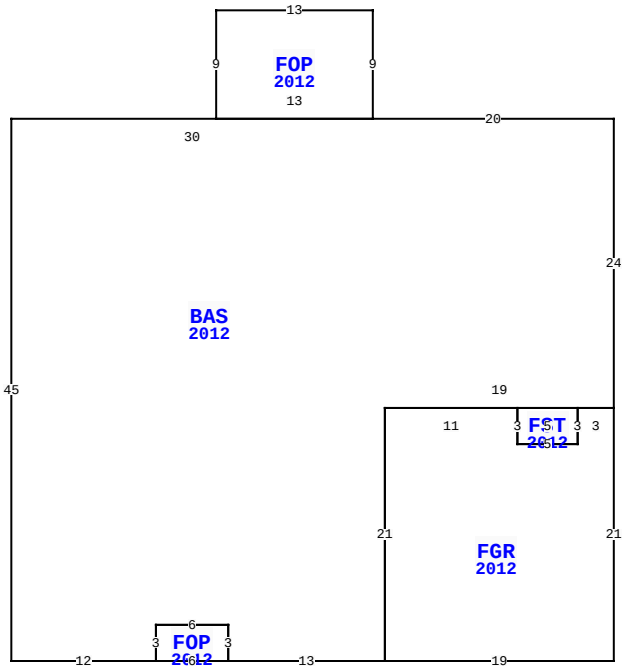
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	195,763
FGR	384	55	211	22,535
FOP	18	30	5	534
FOP	117	30	35	3,738
FST	15	55	8	854
TOTALS	2,367		2,092	223,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	118.3350	112.42	235,183	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1833 HX Base Yr 2022



86023 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		223,424
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,544
SOH/AGL Deduction		41,108
ASSESSED VALUE		235,436
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,436
TOTAL JUST VALUE		276,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25238	CO ISSUED	0	01/31/2012
E23998	NEW CONSTR	0	11/01/2011
E23903	NEW CONSTR	0	10/01/2011
M16633	H/AC	0	10/01/2011
P15052	NEW CONSTR	0	10/01/2011
B25238	NEW CONSTR	207,030	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2463/0077	5/18/2021	WD	Q	I	01	268,000
GRANTOR: HATTON THOMAS E & CAY						
GRANTEE: HUERTAS ANA MARIA &						
1828/1509	11/29/2012	WD	Q	I	01	150,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HATTON THOMAS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FOP=[YR=2012] N9 W13 S9 E13$ W30 S45 E12 FOP=[YR=2012] E6 N3 W6 S3$ N3 E6 S3 E13 FGR=[YR=2012] E19 N21 W3 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3 W11 S21$ N21 E19 N24$.

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	0810	CONCRETE A	0	100	0	0	456.00	SF	6.50	6.50	100	2012	2012	3	93	2,757	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2012	2012	3	93	363	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS