

LOT 26
IN OR 2163/1146
HIDEAWAY PHASE 1A PBK 8/134

NOVAK KEITH T & AMBER D
86247 CLOISTER CT
YULEE, FL 32097

2024

42-2N-27-4372-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	2,152	100	2,152	251,328
FGR	434	55	239	27,913
FOP	50	30	15	1,752
FSP	171	40	68	7,941
TOTALS	2,807		2,474	288,934

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	885.00	SF	5.20	5.20

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,474	126.7392	120.40	297,870	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2152 HX Base Yr											

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

TOTAL OB/XF									
4,464									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,934	
TOTAL MARKET OB/XF VALUE		4,464	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		343,398	
SOH/AGL Deduction		15,470	
ASSESSED VALUE		327,928	
TOTAL EXEMPTION VALUE		13	327,928
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		343,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010237	CO ISSUED	0	11/17/2017
17006201	NEW CONSTR	268,858	07/12/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2163/1146	12/08/2017	WD Q	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: NOVAK KEITH T & AMB					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2017] W19 FSP=[YR=2017] N5 W19 S9 E19 N4\$ S4 W19 N4 W12 S52 E11 FOP=[YR=2017] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 FGR=[YR=2017] S4 E19 N26 W4 S4 W15 S18\$ N18 E15 N4 E4 N30\$.					