LOT 37
IN OR 2113/724
HIDEAWAY PHASE 1A PBK 8/134

BERRIOS SIGFRIDO A & IRIS N
86148 PRESERVE PL
YULEE, FL 32097

2024

42-2N-27-4372-0037-0000

BUILDING CHARACTERISTICS

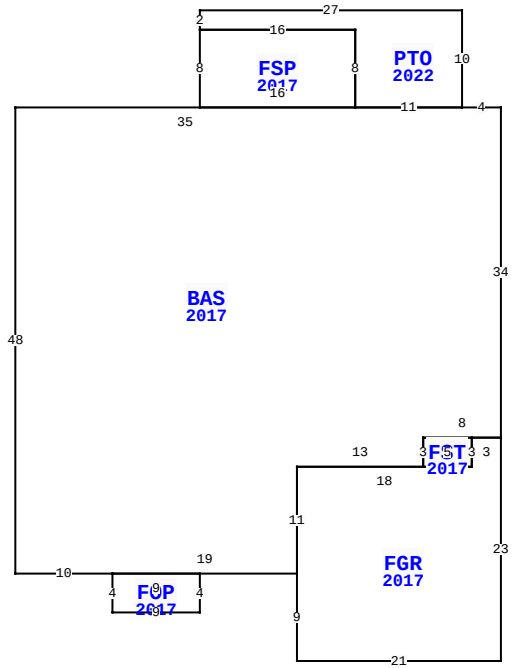
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,145	100	2,145	242,874
FGR	429	55	236	26,722
FOP	36	30	11	1,245
FSP	128	40	51	5,775
FST	15	55	8	905
PTO	142	5	7	792
TOTALS	2,895		2,458	278,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	122.4336	116.31	285,890	2017	2017	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2018 Heated Area: 2145 HX Base Yr 2018



86148 PRESERVE PL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,314
TOTAL MARKET OB/XF VALUE		8,245
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		336,559
SOH/AGL Deduction		142,590
ASSESSED VALUE		193,969
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,969
TOTAL JUST VALUE		336,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002027	CO ISSUED	0	03/14/2017
B1632400	NEW CONSTR	265,636	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0724	4/07/2017	WD	Q	I	01	240,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BERRIOS SIGFRIDO A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W4 PTO=[YR=2022] N10 W27 S2 E16 S8 E11$ W11 FSP=[YR=2017] N8 W16 S8 E16$ W35 S48 E10 FOP=[YR=2017] S4 E9 N4 W9$ E19 FGR=[YR=2017] S9 E21 N23 W3 FST=[YR=2017] W5 S3 E5 N3$ S3 W18 S11$ N11 E13 N3 E8 N34$.

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	537.00	SF	5.20	5.20	100	2017	2017	3	97	2,709	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2022	2022	3	99	4,942	

LAND DESCRIPTION

TOTAL OB/XF 8,245

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 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS