

LOT 39
IN OR 2091/416
HIDEAWAY PHASE 1A PBK 8/134

BIRKITT CHERYL A & EDWARD N
86124 PRESERVE PLACE
YULEE, FL 32097

2024

42-2N-27-4372-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	1,856	100	1,856	217,622
FGR	365	55	201	23,568
FOP	114	30	34	3,987
FSP	180	40	72	8,442
FST	15	55	8	938

TOTALS 2,530 2,171 254,557

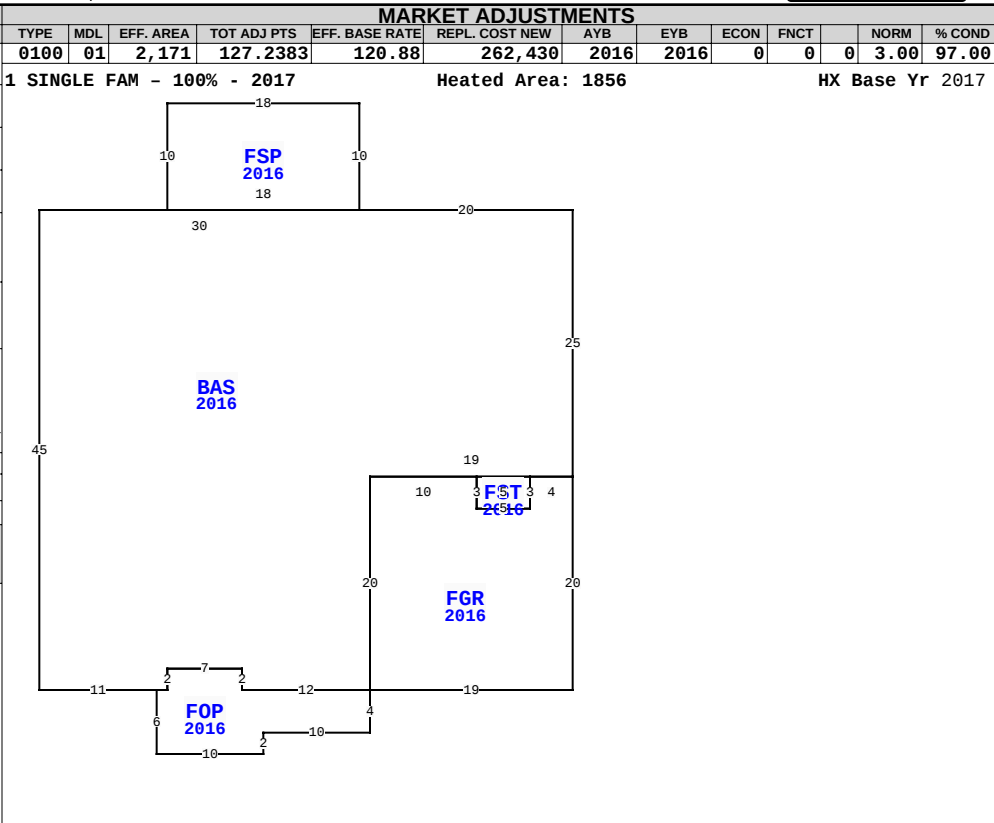
EXTRA FEATURES

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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	96	374	
2	0810	CONCRETE A	0 100	0	0	577.00	SF	6.50	6.50	100	2016	2016	3	96	3,600	
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
4	0476	VF 6 SBPL	0 100	0	0	162.00	LF	32.00	32.00	100	2022	2022	3	99	5,132	

LAND DESCRIPTION

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							

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



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

TOTAL OB/XF 9,700															
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		254,557	
TOTAL MARKET OB/XF VALUE		9,700	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		314,257	
SOH/AGL Deduction		105,537	
ASSESSED VALUE		208,720	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		158,720	
TOTAL JUST VALUE		314,257	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631990	NEW CONSTR	230,104	03/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2091/0416	12/21/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: BIRKITT CHERYL A &					218,200

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] W20 FSP=[YR=2016] N10 W18 S10 E18\$ W30 S45 E11 FOP=[YR=2016] S6 E10 N2 E10 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ W12 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 N20 E19 N25\$.					