

LOT 45
IN OR 2232/1724
HIDEAWAY PHASE 1A PBK 8/134

GONZALEZ COLEMAN M & AMANDA O
86141 PRESERVE PLACE
YULEE, FL 32097

2024

42-2N-27-4372-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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	1,878	100	1,878	220,558
FGR	420	55	231	27,129
FOP	48	30	14	1,644
FSP	120	40	48	5,638
FST	18	55	10	1,174
TOTALS	2,484		2,181	256,143

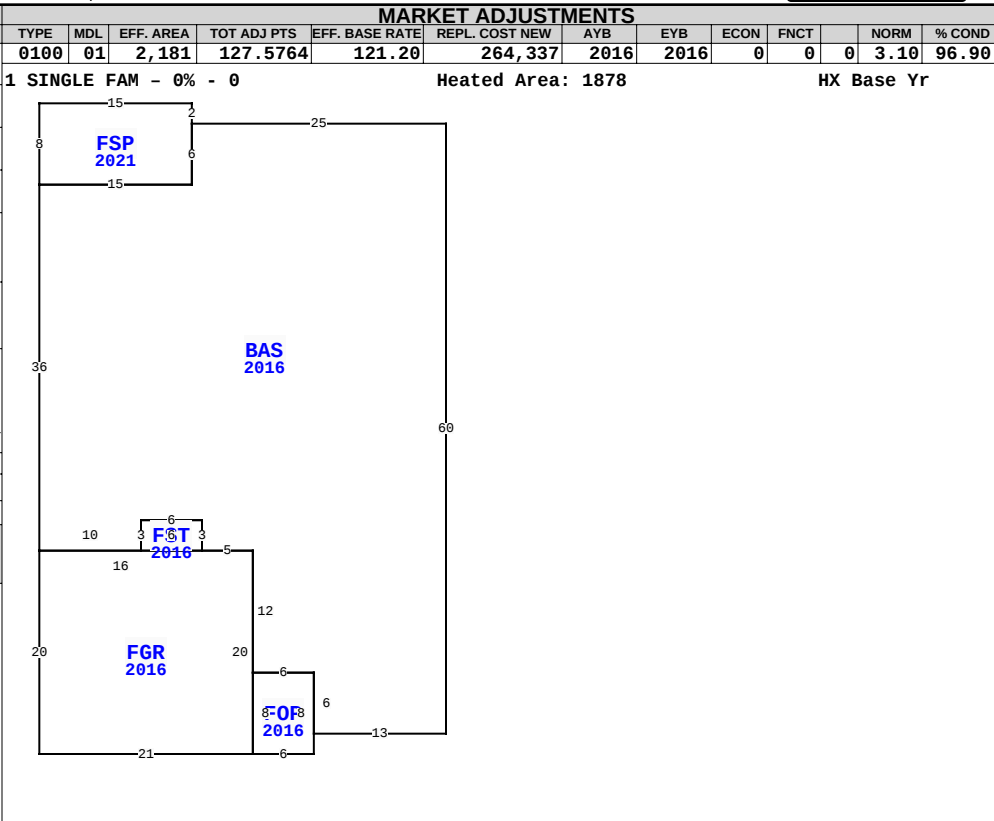
EXTRA FEATURES

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	0	0	0		468.00	SF 6.50	6.50	100	2016	2016	3	96	2,920
2	0810	CONCRETE A	0	0	0	0		30.00	SF 6.50	6.50	100	2016	2016	3	96	187
3	0470	VNYL GATE	0	0	0	0		2.00	UT 300.00	300.00	100	2022	2022	3	99	594
4	0476	VF 6 SBPL	0	0	0	0		126.00	LF 32.00	32.00	100	2022	2022	3	99	3,992

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

REVIEW DATE 12/09/2022 BY NWA



86141 PRESERVE PL, YULEE

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

TOTAL OB/XF 7,693

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,143
TOTAL MARKET OB/XF VALUE		7,693
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,836
SOH/AGL Deduction		15,794
ASSESSED VALUE		298,042
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		298,042
TOTAL JUST VALUE		313,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631989	NEW CONSTR	235,304	03/01/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1724	10/25/2018	WD	Q	I	01	246,000

GRANTOR: STROUPE RODNEY J & KI
GRANTEE: GONZALEZ COLEMAN M
2102/0001 2/15/2017 WD Q I 01 221,900
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: STROUPE RODNEY J &

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W25 FSP=[YR=2021] N2 W15 S8 E15 N6\$ S6 W15
S36 FGR=[YR=2016] S20 E21 FOP=[YR=2016] E6 N8 W6 S8\$ N20 W5
FST=[YR=2016] N3 W6 S3 E6\$ W16\$ E10 N3 E6S3 E5 S12 E6 S6 E13
N60\$.

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