LOT 5
HIDEAWAY PHASE 1B PBK 8/301

SMITH TREVA ANN
86187 TRANQUIL CT
YULEE, FL 32097

**2024**

**42-2N-27-4373-0005-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 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 |

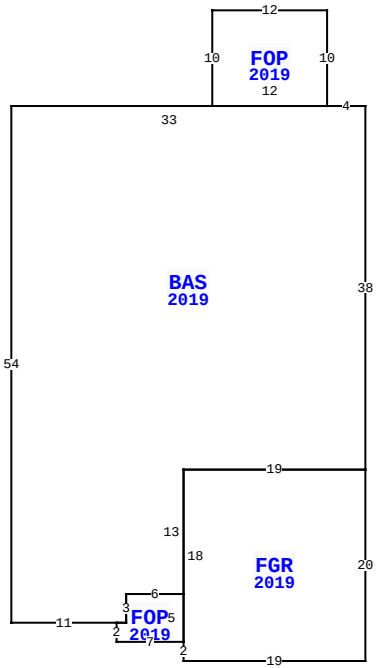
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,676 | 100 | 1,676 | 208,734 |
| FGR | 380 | 55 | 209 | 26,030 |
| FOP | 32 | 30 | 10 | 1,245 |
| FOP | 120 | 30 | 36 | 4,484 |
| TOTALS | 2,208 | | 1,931 | 240,494 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,931 | 133.0987 | 126.44 | 244,156 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1676 HX Base Yr 2024




86187 TRANQUIL CT, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 240,494 |
| TOTAL MARKET OB/XF VALUE | | 3,338 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 293,832 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 293,832 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 243,832 |
| TOTAL JUST VALUE | | 293,832 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,025 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19001875 | CO ISSUED | 0 | 02/26/2019 |
| 18011181 | NEW CONSTR | 0 | 11/07/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2661/1144 | 8/07/2023 | TD | Q | I | 01 | 361,500 |
| GRANTOR: HUGHES EDWARD N JR L/ | | | | | | |
| GRANTEE: SMITH TREVA ANN | | | | | | |
| 2421/1177 | 12/20/2020 | SW | U | I | 11 | 100 |
| GRANTOR: HUGHES MARGARET J | | | | | | |
| GRANTEE: HUGHES MARGARET J I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W4 FOP=[YR=2019] N10 W12 S10 E12$ W33 S54 E11 FOP=[YR=2019] S2 E7 FGR=[YR=2019] S2 E19 N20 W19 S18$ N5 W6 S3 W1$ E1 N3 E6 N13 E19 N38 $.

## 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 | 524.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 3,338 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,338

| 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 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS