LOT 9
IN OR 2244/435
HIDEAWAY PHASE 1B PBK 8/301

ANDRUS ROBERT H JR & BELINDA L
86192 TRANQUIL CT
YULEE, FL 32097

2024

42-2N-27-4373-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

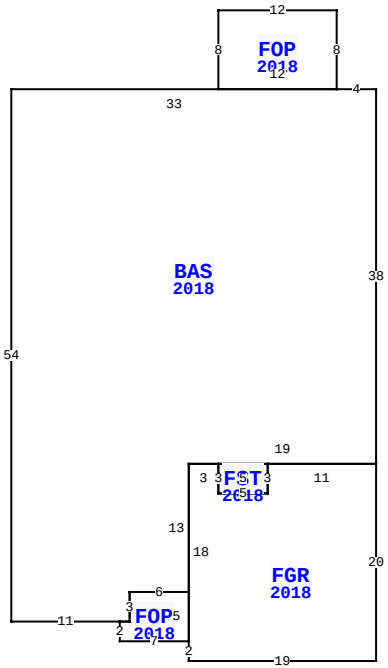
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	191,677
FGR	365	55	201	22,988
FOP	32	30	10	1,144
FOP	96	30	29	3,316
FST	15	55	8	915
TOTALS	2,184		1,924	220,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	122.8430	116.70	224,531	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1676 HX Base Yr 2019



86192 TRANQUIL CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,040
TOTAL MARKET OB/XF VALUE		3,238
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		273,278
SOH/AGL Deduction		84,514
ASSESSED VALUE		188,764
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		133,764
TOTAL JUST VALUE		273,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012164	CO ISSUED	0	12/13/2018
18007109	NEW CONSTR	232,082	07/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/0435	12/14/2018	WD	Q	I	01	245,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANDRUS ROBERT H JR						
2217/1736	8/06/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N8 W12 S8 E12$ W33 S54 E11
FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W11
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W3 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	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2018	2018	3	97	3,238	

LAND DESCRIPTION

TOTAL OB/XF 3,238

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