LOT 35
HIDEAWAY PHASE 1B PBK 8/301

WARD DONALD G & SHAUNA L
86600 ILLUSIVE LAKE CT
YULEE, FL 32097

**2024**

**42-2N-27-4373-0035-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

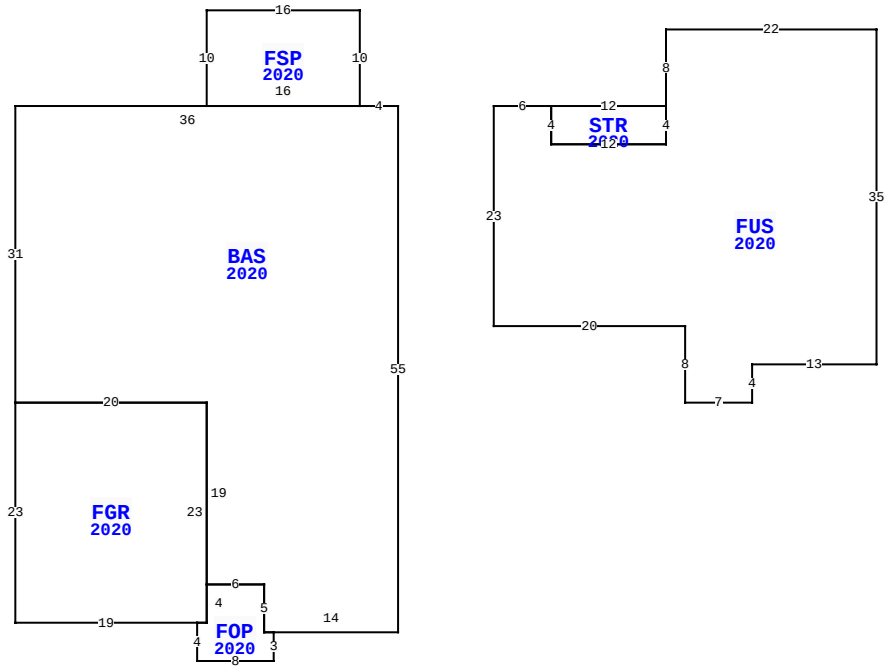
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4071.0100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,690 | 100 | 1,690 | 176,579 |
| FGR | 460 | 55 | 253 | 26,435 |
| FOP | 55 | 30 | 16 | 1,672 |
| FSP | 160 | 40 | 64 | 6,687 |
| FUS | 1,156 | 100 | 1,156 | 120,784 |
| STR | 48 | 10 | 5 | 523 |
| TOTALS | 3,569 | | 3,184 | 332,679 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,184 | 111.0900 | 105.54 | 336,039 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 2846 HX Base Yr 2021




86600 ILLUSIVE LAKE CT, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 332,679 |
| TOTAL MARKET OB/XF VALUE | | 9,337 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 392,016 |
| SOH/AGL Deduction | | 87,952 |
| ASSESSED VALUE | | 304,064 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 254,064 |
| TOTAL JUST VALUE | | 392,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 363,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240006352 | 36X17 SCREEN ENCL | 12,500 | 05/28/2024 |
| 20000538 | NEW CONSTR | 369,655 | 01/22/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2392/0585 | 9/11/2020 | WD | Q | I | 01 | 302,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: WARD DONALD G & SHA | | | | | | |
| 2342/0617 | 2/24/2020 | WD | U | V | 30 | 48,000 |
| GRANTOR: SEMANIK EQUITY DEV & | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W4 FSP=[YR=2020] N10 W16 S10 E16$ W36 S31 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W20$ E20 S19 E6 S5 E14 N55$ PTR=E10 FUS=[YR=2020] S23 E20 S8 E7 N4 E13 N35 W22 S8 STR=[YR=2020] W12 S4 E12 N4$ S4 W12 N4 W6$ W10$.

## 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 | 588.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 3,784 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 162.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 96 | 4,977 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 96 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,337

| 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 10/26/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS