



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	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
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NEIGHBORHOOD/LOC	4071.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	250,249
FGR	378	55	208	25,440
FOP	135	30	40	4,892
FSP	200	40	80	9,785
PTO	120	5	6	734
TOTALS	2,879		2,380	291,101

EXTRA FEATURES	
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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	0811	CONCRETE B	0	0	0	0		1,230.00	SF 5.20	5.20	100	2019	2019	3	98	6,268
2	0462	ST/AL FNC	0	0	0	0		384.00	SF 10.00	10.00	100	2019	2019	3	90	3,456
3	0476	VF 6 SBPL	0	0	0	0		24.00	LF 32.00	32.00	100	2019	2019	3	95	730
4	0477	VF 4 SLAT	0	0	0	0		12.00	LF 14.00	14.00	100	2019	2019	3	95	160

LAND DESCRIPTION			TOTAL OB/XF 10,614													
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

REVIEW DATE	04/05/2019	BY	KB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,380	130.8447	124.30	295,834	2019	2019	0	0	1.60	98.40
1 SINGLE FAM - 0% - 2024 Heated Area: 2046 HX Base Yr											

86654 SERENITY LAKE CT, YULEE

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

TOTAL OB/XF 10,614																
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
1	000100	C	SFR	0		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
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				291,101	
TOTAL MARKET OB/XF VALUE				10,614	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				351,715	
SOH/AGL Deduction				0	
ASSESSED VALUE				351,715	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				351,715	
TOTAL JUST VALUE				351,715	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				326,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900502	CO ISSUED	0	01/17/2019
18008089	NEW CONSTR	266,253	08/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/324	12/01/2023	WD	Q	I	01	406,000
GRANTOR: HARDCASTLE EDGAR G						
GRANTEE: HELAL O ANDREW & RA						
2252/1309	1/29/2019	WD	Q	I	02	261,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARDCASTLE EDGAR &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2019] W12 FSP=[YR=2019] N10 W20 PTO=[YR=2019] W12 S10 E12 N10\$ S10 E20\$ W38 S30 FGR=[YR=2019] S20 E17 FOP=[YR=2019] S3 E11 S2 E10 N7 W2 N2 W6 S2 W12 S2 W1\$ E1 N2 E1 N18 W19\$ E19 S18 E11 N2 E6 S2 E14 N48\$.																