LOT 66
HIDEAWAY PHASE 1B PBK 8/301

**BOSWELL WILLIAM H & CATHERINE**
86527 REST HAVEN CT
YULEE, FL 32097

**2024**

**42-2N-27-4373-0066-0000**

## 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 | 11 | CLAY TILE 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 | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

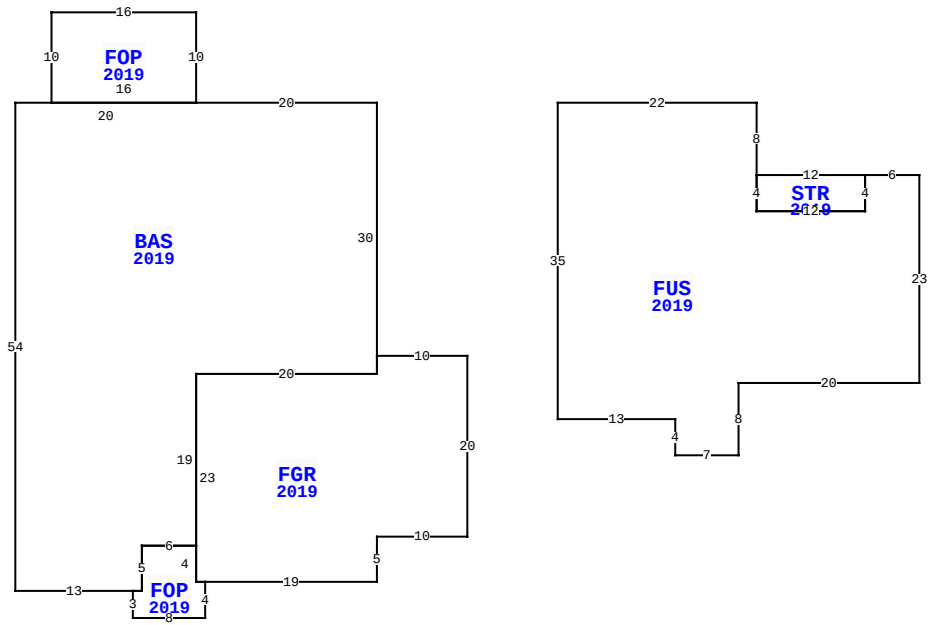
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,650 | 100 | 1,650 | 185,409 |
| FGR | 660 | 55 | 363 | 40,790 |
| FOP | 55 | 30 | 16 | 1,798 |
| FOP | 160 | 30 | 48 | 5,394 |
| FUS | 1,156 | 100 | 1,156 | 129,898 |
| STR | 48 | 10 | 5 | 561 |
| TOTALS | 3,729 | | 3,238 | 363,850 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,238 | 120.0830 | 114.08 | 369,391 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2806 HX Base Yr 2020




86527 REST HAVEN 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 | | 363,850 |
| TOTAL MARKET OB/XF VALUE | | 9,782 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 423,632 |
| SOH/AGL Deduction | | 157,513 |
| ASSESSED VALUE | | 266,119 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 216,119 |
| TOTAL JUST VALUE | | 423,632 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 392,177 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19001285 | CO ISSUED | 0 | 02/11/2019 |
| 18007108 | NEW CONSTR | 368,172 | 07/13/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2257/1007 | 2/22/2019 | WD | Q | I | 01 | 299,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BOSWELL WILLIAM H & | | | | | | |
| 2214/0531 | 7/17/2018 | WD | U | V | 30 | 48,000 |
| GRANTOR: SEMANIK EQUITY DEVELO | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W16 S10 E16$ W20 S54 E13 FOP=[YR=2019] S3 E8 N4 FGR=[YR=2019] E19 N5 E10 N20 W10 S2 W20 S23 E1$ W1 N4 W6 S5 W1$ E1 N5 E6 N19 E20 N30 $ PTR=E20 FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W12 N4$ S4 E12 N4 E6 S23 W20 S8 W7 N4 W13 N35 $ W20$.

## 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 | 775.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 4,937 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2019 | 2019 | 3 | 95 | 4,560 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 95 | 285 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,782

| 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 04/05/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS