LOT 71
HIDEAWAY PHASE 1B PBK 8/301

HUTTON KATHLEEN & WARREN
86526 REST HAVEN COURT
YULEE, FL 32097

2024

42-2N-27-4373-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

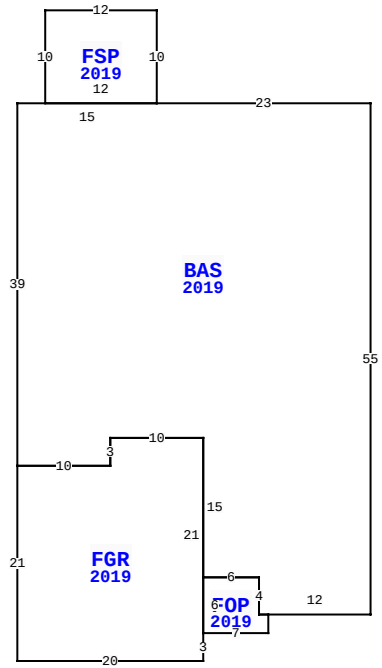
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,716	100	1,716	213,716
FGR	450	55	248	30,887
FOP	38	30	11	1,370
FSP	120	40	48	5,978
TOTALS	2,324		2,023	251,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	133.0987	126.44	255,788	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1716 HX Base Yr 2020



86526 REST HAVEN CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,951
TOTAL MARKET OB/XF VALUE		3,217
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		305,168
SOH/AGL Deduction		84,195
ASSESSED VALUE		220,973
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,973
TOTAL JUST VALUE		305,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19114465	CO ISSUED	0	10/31/2019
19005545	NEW CONSTR	237,123	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1661	11/26/2019	WD	Q	I	01	235,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUTTON KATHLEEN & W						
2298/1431	8/16/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FSP=[YR=2019] N10 W12 S10 E12$ W15 S39 FGR=[YR=2019] S21 E20 N3 FOP=[YR=2019] E7 N2 W1 N4 W6 S6$ N21 W10 S3 W10$ E10 N3 E10 S15 E6 S4 E12 N55$.

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	505.00	SF	6.50	6.50	100	2019	2019	3	98	3,217	

LAND DESCRIPTION

TOTAL OB/XF 3,217

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 12/20/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS