LOT 72
HIDEAWAY PHASE 1B PBK 8/301

PARHAM KALEY A
86520 REST HAVEN COURT
YULEE, FL 32097

2024

42-2N-27-4373-0072-0000

BUILDING CHARACTERISTICS

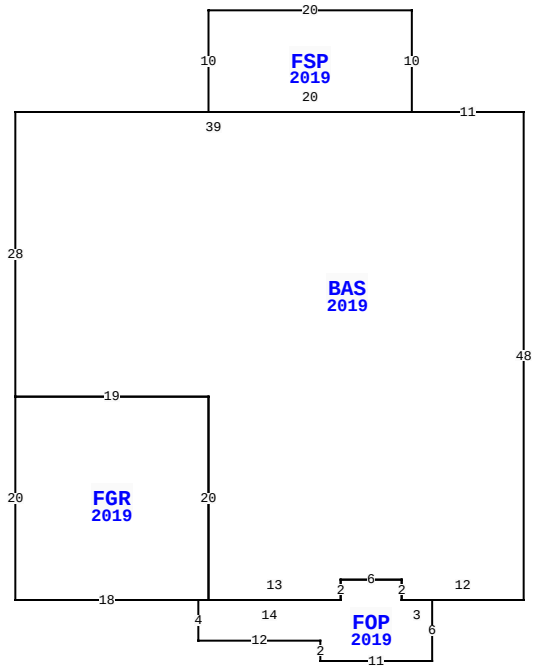
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,008	100	2,008	245,850
FGR	380	55	209	25,589
FOP	126	30	38	4,652
FSP	200	40	80	9,795
TOTALS	2,714		2,335	285,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,335	130.8447	124.30	290,240	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2008 HX Base Yr 2021



86520 REST HAVEN CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,886
TOTAL MARKET OB/XF VALUE		4,134
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		340,020
SOH/AGL Deduction		113,949
ASSESSED VALUE		226,071
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,071
TOTAL JUST VALUE		340,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900645	CO ISSUED	0	01/22/2019
18007483	NEW CONSTR	264,222	07/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/0029	11/16/2020	WD	Q	I	01	265,000
GRANTOR: NELSON TAMMY M						
GRANTEE: PARHAM KALEY A						
2277/0880	5/24/2019	WD	Q	I	01	257,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NELSON TAMMY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W11 W39 S28 E19 S20 E13 N2 E6 S2 E12 N48 $
FGR=[YR=2019;ORIG=-50,28] S20 E18 E1 N20 W19 $
FSP=[YR=2019;ORIG=-11,0] N10 W20 S10 E20 $
FOP=[YR=2019;ORIG=-32,48] S4 E12 S2 E11 N6 W3 N2 W6 S2 W14 $
.

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	649.00	SF	6.50	6.50	100	2019	2019	3	98	4,134	

LAND DESCRIPTION

TOTAL OB/XF 4,134

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