LOT 27
HIDEAWAY PHASE 1C OR 2378/1584

SIMMONS MATTHEW T
86532 SECLUDED PLACE
YULEE, FL 32097

2024

42-2N-27-4374-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

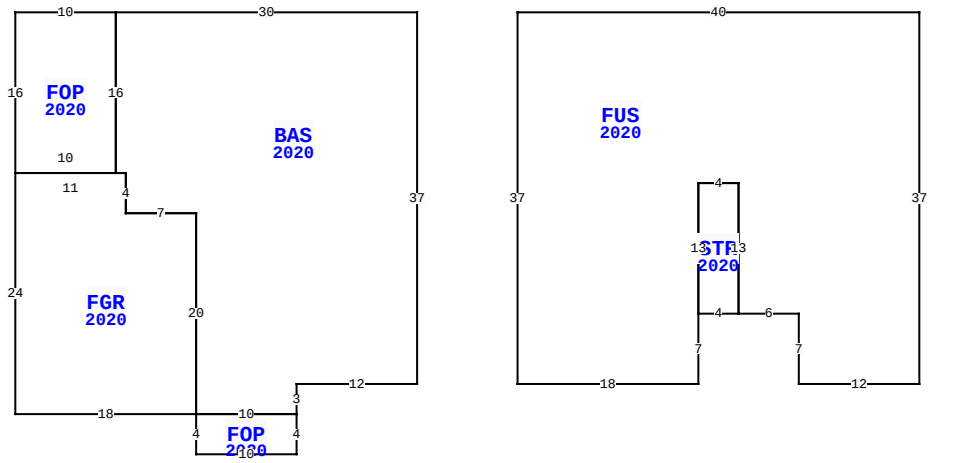
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	115,771
FGR	404	55	222	25,701
FOP	40	30	12	1,389
FOP	160	30	48	5,557
FUS	1,358	100	1,358	157,217
STR	52	10	5	579
TOTALS	3,014		2,645	306,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	123.0960	116.94	309,306	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2358 HX Base Yr 2022



86532 SECLUDED PL, 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		306,213
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		359,199
SOH/AGL Deduction		57,000
ASSESSED VALUE		302,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,199
TOTAL JUST VALUE		359,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100038	CO ISSUED	0	01/08/2021
20006177	NEW CONSTR	311,572	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1395	2/26/2021	WD	Q	I	02	323,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIMMONS MATTHEW T						
2401/0197	10/09/2020	WD	U	V	30	60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2020] W10 S16 FGR=[YR=2020] S24 E18 FOP=[YR=2020] S4 E10 N4 W10$ N20 W7 N4 W11$ E10 N16 $ S16 E1 S4 E7 S20 E10 N3 E12 N37$ PTR=E10 FUS=[YR=2020] S37 E18 N7 STR=[YR=2020] E4 N13 W4 S13$ N13 E4 S13 E6 S7 E12 N37 W40$ 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	464.00	SF	6.50	6.50	100	2020	2020	3	99	2,986	

LAND DESCRIPTION

TOTAL OB/XF 2,986

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 01/07/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS