LOT 29
HIDEAWAY PHASE 1C OR 2378/1584

BONELLO PHILIP & JONI
86529 SECLUDED PL
YULEE, FL 32097

2024

42-2N-27-4374-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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

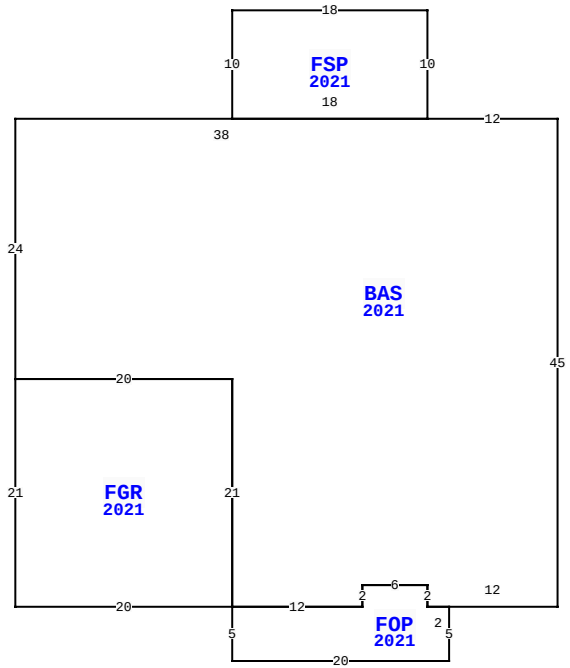
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	211,877
FGR	420	55	231	26,922
FOP	112	30	34	3,962
FSP	180	40	72	8,391
TOTALS	2,530		2,155	251,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	123.2938	117.13	252,415	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1818 HX Base Yr 2022



86529 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		251,153
TOTAL MARKET OB/XF VALUE		4,242
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		305,395
SOH/AGL Deduction		47,947
ASSESSED VALUE		257,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,448
TOTAL JUST VALUE		305,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012769	NEW CONSTR	250,671	12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0899	7/14/2021	WD	Q	I	01	333,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BONELLO PHILIP & JO						
2441/1914	3/02/2021	WD	U	V	30	60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FSP=[YR=2021] N10 W18 S10 E18$ W38 S24
FGR=[YR=2021] S21 E20 FOP=[YR=2021] S5 E20 N5 W2 N2 W6 S2
W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N45$.

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	0811	CONCRETE B	0	100	0	0	824.00	SF	5.20	5.20	100	2021	2021	3	99	4,242	

LAND DESCRIPTION

TOTAL OB/XF 4,242

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 06/30/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS