LOT 30
HIDEAWAY PHASE 1C OR 2378/1584

WHITNEY KEVIN A/NAZARIO VIVIAN L
86521 SECLUDED PL
YULEE, FL 32097

2024

42-2N-27-4374-0030-0000

NASSAU COUNTY PROPERTY

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	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		1 100
Quality	06	Quality Level 06

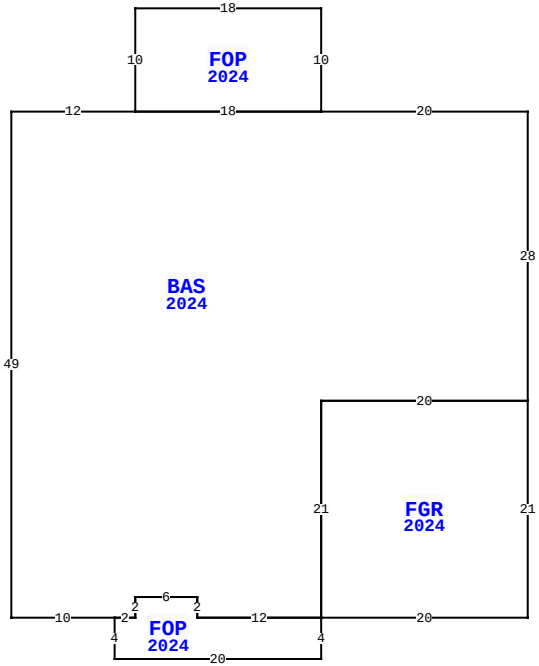
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	250,837
FGR	420	55	231	28,713
FOP	92	30	28	3,480
FOP	180	30	54	6,712
TOTALS	2,710		2,331	289,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	130.8447	124.30	289,743	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2018 HX Base Yr 2024



86521 SECLUDED PL, YULEE

BLD DATE		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		289,743
TOTAL MARKET OB/XF VALUE		3,952
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		343,695
SOH/AGL Deduction		0
ASSESSED VALUE		343,695
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,695
TOTAL JUST VALUE		343,695
NCON VALUE		293,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001038	CO ISSUED	0	01/24/2023
22011153	NEW CONSTR	442,499	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1893	5/18/2023	WD	Q	I	01	399,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITNEY KEVIN A						
2591/0307	9/15/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E12 E18 E20 S28 W20 S21 W12 N2 W6 S2 W2 W10 N49 $
FOP=[YR=2024;ORIG=22,10] E18 N10 W18 S10 $
FGR=[YR=2024;ORIG=40,38] E20 S21 W20 N21 $
FOP=[YR=2024;ORIG=20,59] E2 N2 E6 S2 E12 S4 W20 N4 $
.

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	608.00	SF	6.50	6.50	100	2024	2023		100	3,952	

LAND DESCRIPTION

TOTAL OB/XF 3,952

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 06/29/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS