



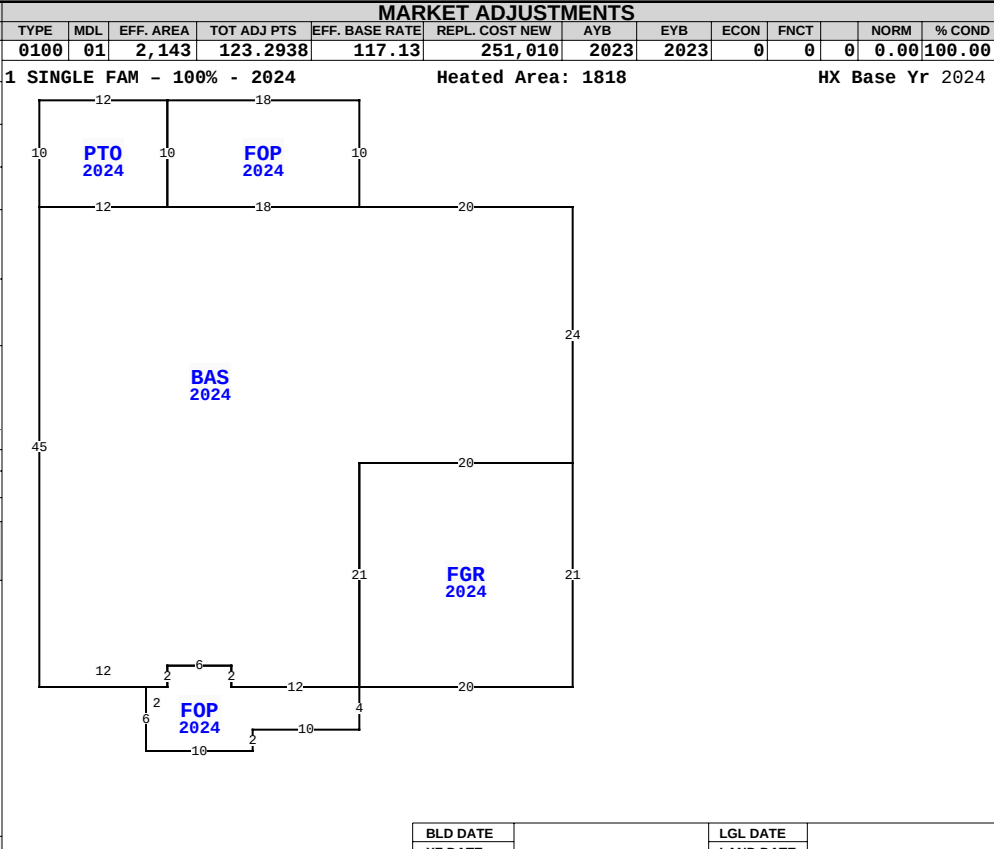
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
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	1,818	100	1,818	212,942
FGR	420	55	231	27,057
FOP	112	30	34	3,982
FOP	180	30	54	6,325
PTO	120	5	6	703
TOTALS	2,650		2,143	251,010

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	2024	2023	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



86513 SECLUDED PL, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					251,010				
TOTAL MARKET OB/XF VALUE					4,264				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					305,274				
SOH/AGL Deduction					0				
ASSESSED VALUE					305,274				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					255,274				
TOTAL JUST VALUE					305,274				
NCON VALUE					255,274				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					50,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001411	CO ISSUED	0	02/01/2023
22011676	NEW CONSTR	297,939	08/01/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2626/1530	3/23/2023	WD	Q	I	02	392,900			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:ROBBINS PHILIP D II									
2591/0316	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 S24 W20 S21 W12 N2 W6 S2 W12 N45 \$														
FGR=[YR=2024;ORIG=40,34] E20 S21 W20 N21 \$														
FOP=[YR=2024;ORIG=22,10] E18 N10 W18 S10 \$														
PTO=[YR=2024;ORIG=20,55] E2 N2 E6 S2 E12 S4 W10 S2 W10 N6 \$														
PTO=[YR=2024;ORIG=22,0] W12 S10 E12 N10 \$														

LAND DESCRIPTION														
TOTAL OB/XF														
4,264														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00