LOT 42
HIDEAWAY PHASE 1C OR 2378/1584

CINTRON PEDRO J & RAMONA M
86461 MELODY LANE
YULEE, FL 32097

2024

42-2N-27-4374-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

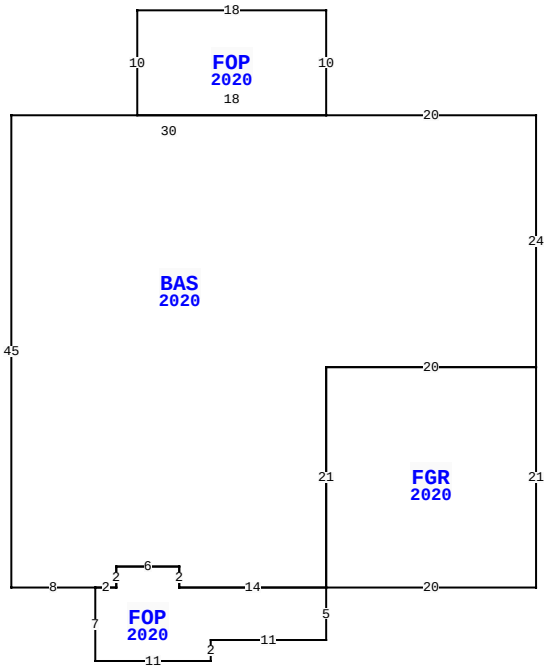
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	225,644
FGR	420	55	231	28,670
FOP	144	30	43	5,337
FOP	180	30	54	6,702
TOTALS	2,562		2,146	266,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	131.9717	125.37	269,044	2020	2020	0	0	0	1.00	99.00

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



86461 MELODY LN, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,354
TOTAL MARKET OB/XF VALUE		3,429
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		319,783
SOH/AGL Deduction		49,423
ASSESSED VALUE		270,360
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,360
TOTAL JUST VALUE		319,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000034	CO ISSUED	0	01/08/2021
2000829	NEW CONSTR	231,929	09/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0271	2/17/2021	WD	Q	I	02	286,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CINTRON PEDRO J & R						
2401/0137	10/09/2020	WD	U	V	30	60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FOP=[YR=2020] N10 W18 S10 E18$ W30 S45 E8 FOP=[YR=2020] S7 E11 N2 E11 N5 W14 N2 W6 S2 W2$ E2 N2 E6 S2 E14 FGR=[YR=2020] E20 N21 W20 S21$ N21 E20 N24$.

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	666.00	SF	5.20	5.20	100	2020	2020	3	99	3,429	

LAND DESCRIPTION

TOTAL OB/XF 3,429

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