LOT 2-35
IN OR 2144/228
THE HIDEAWAY #2 PB 7/233

WOMER SHAWN M & MELISSA L
86031 SANDS WAY
YULEE, FL 32097

2025

42-2N-27-4370-0002-0350

BUILDING CHARACTERISTICS

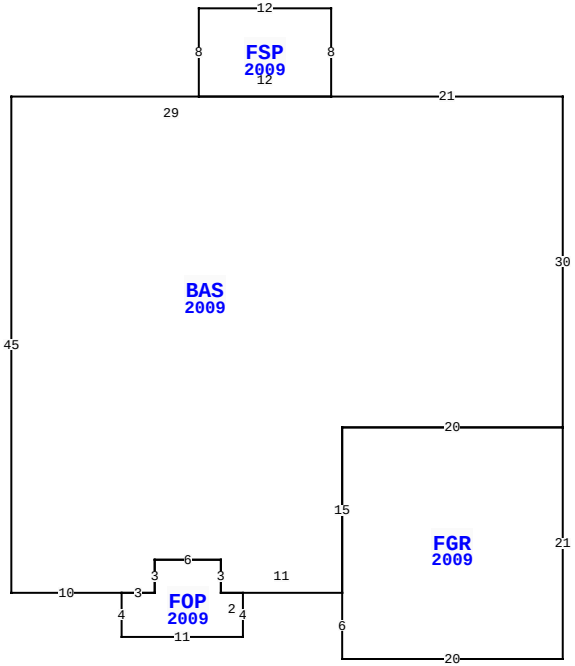
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	2009	1,932	214,097
FGR	420	55	2009	231	25,599
FOP	62	30	2009	19	2,106
FSP	96	40	2009	38	4,211
TOTALS	2,510			2,220	246,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	119.3493	119.35	264,957	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1932 HX Base Yr 2018



86031 SANDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,013
TOTAL MARKET OB/XF VALUE		3,118
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		299,131
SOH/AGL Deduction		94,923
ASSESSED VALUE		204,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,486
TOTAL JUST VALUE		299,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14632	MECH OTHER	0	06/01/2009
P13788	OTHER	0	06/01/2009
C0822003	CO ISSUED	0	10/01/2008
R11599	REPAIR/RRF	2,800	10/01/2008
B22003	NEW CONSTR	235,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0228	8/30/2017	WD	Q	I	02	195,000
GRANTOR: CLEMITSON JEEN S						
GRANTEE: WOMER SHAWN M & MEL						
1645/0800	10/14/2009	WD	Q	I	01	184,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: CLEMITSON JEEN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W21 FSP=[YR=2009] N8 W12 S8 E12$ W29 S45 E10
FOP=[YR=2009] S4 E11 N4 W2 N3 W6 S3 W3$ E3 N3 E6 S3 E11
FGR=[YR=2009] S6 E20 N21 W20 S15$ N15 E20 N30$.

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	479.00	SF	6.50	6.50	100	2009	2009	3	89	2,771	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2009	2009	3	89	347	

LAND DESCRIPTION

TOTAL OB/XF 3,118

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS