LOT 2-36
THE HIDEAWAY #2 PB 7/233

FANNIN WARREN HAUKLAND
86043 SANDS WAY
YULEE, FL 32097

2025

42-2N-27-4370-0002-0360

BUILDING CHARACTERISTICS

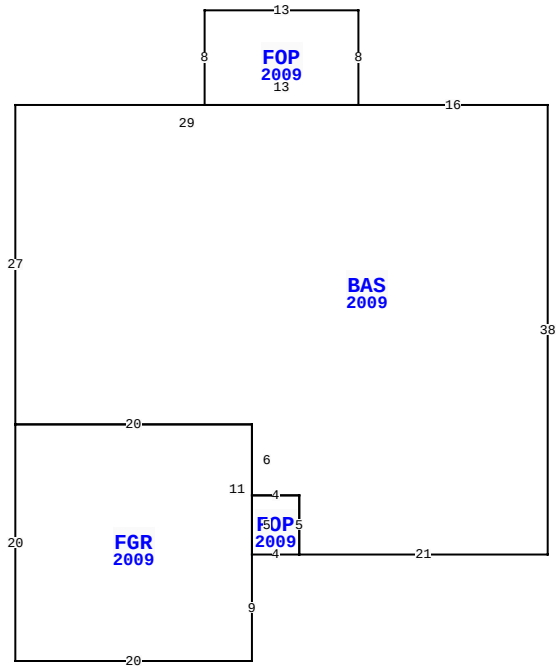
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,470	100	2009	1,470	170,940
FGR	400	55	2009	220	25,583
FOP	20	30	2009	6	697
FOP	104	30	2009	31	3,604
TOTALS	1,994			1,727	200,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	125.2350	125.24	216,289	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1470 HX Base Yr 2024



86043 SANDS WAY, YULEE

BLD DATE	05/17/2022	NW	LGL DATE		
XF DATE	01/28/2020	KKA	LAND DATE	01/28/2020	KKA
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		200,824
TOTAL MARKET OB/XF VALUE		5,811
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		256,635
SOH/AGL Deduction		1,778
ASSESSED VALUE		254,857
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,135
TOTAL JUST VALUE		256,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21774	CO ISSUED	0	08/05/2009
M14514	MECH OTHER	0	05/01/2009
E21361	NEW CONSTR	2,000	11/01/2008
P13476	OTHER	0	09/01/2008
R11465	REPAIR/RRF	2,800	08/01/2008
B21774	NEW CONSTR	150,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0366	2/28/2023	WD	Q	I	01	315,000
GRANTOR: VAN ZANT CASON JEREMY						
GRANTEE: FANNIN WARREN HAUKL						
2461/1226	5/14/2021	WD	Q	I	01	235,100
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: VAN ZANT CASON JERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FOP=[YR=2009] N8 W13 S8 E13$ W29 S27
FGR=[YR=2009] S20 E20 N9 FOP=[YR=2009] E4 N5 W4 S5$ N11
W20$ E20 S6 E4 S5 E21 N38$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
2	0811	CONCRETE B	0	100	0	0	798.00	SF	5.20	5.20	100	2009	2009	3	89	3,693	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2009	2009	3	89	278	

LAND DESCRIPTION

TOTAL OB/XF 5,811

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 01/28/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS