LOT 2-37
THE HIDEAWAY #2 PB 7/233

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

42-2N-27-4370-0002-0370

BUILDING CHARACTERISTICS

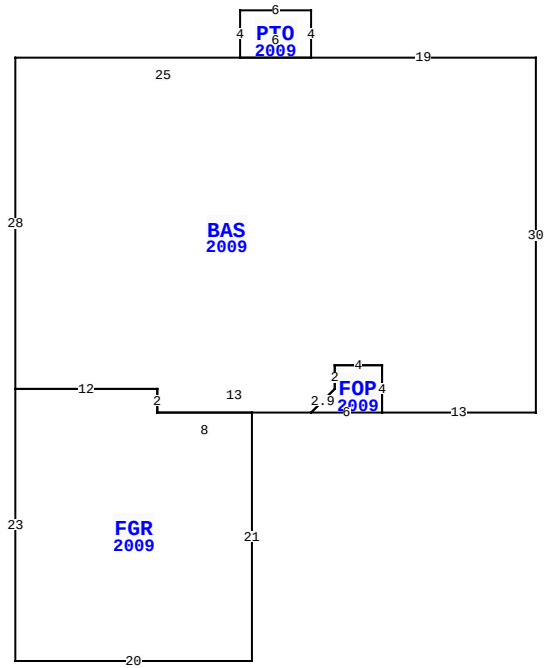
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,278	100	2009	1,278	156,587
FGR	444	55	2009	244	29,896
FOP	18	30	2009	5	613
PTO	24	5	2009	1	123
TOTALS	1,764			1,528	187,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	131.9625	131.96	201,635	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 2024 Heated Area: 1278 HX Base Yr



86050 SANDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,218
TOTAL MARKET OB/XF VALUE	6,534
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	243,752
SOH/AGL Deduction	0
ASSESSED VALUE	243,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,752
TOTAL JUST VALUE	243,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21769	CO ISSUED	0	02/05/2009
M14191	H/AC	0	10/01/2008
E21195	ELEC OTHER	2,000	09/01/2008
P13447	OTHER	0	09/01/2008
R11460	REPAIR/RRF	2,800	08/01/2008
B21769	NEW CONSTR	150,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1566	8/01/2023	WD	Q	I	01	315,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: YAMASA CO LTD						
2590/0169	9/12/2022	CT	U	I	18	250,100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
2	0811	CONCRETE B	0	0	0	0	883.00	SF	5.20	5.20	100	2009	2009	3	89	4,087	
3	0810	CONCRETE A	0	0	0	0	105.00	SF	6.50	6.50	100	2009	2009	3	89	607	

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$W25 S28
FGR=[YR=2009] S23 E20 N21 W8 N2 W12$ E12 S2 E13
FOP=[YR=2009] E6 N4 W4 S2 D2 L2 $ U2 R2 N2 E4 S4 E13
N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,534

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	0	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