LOT 2-40
THE HIDEAWAY #2 PB 7/233

KARPEL MYLA
86020 SAND WAY
YULEE, FL 32097

2025

42-2N-27-4370-0002-0400

BUILDING CHARACTERISTICS

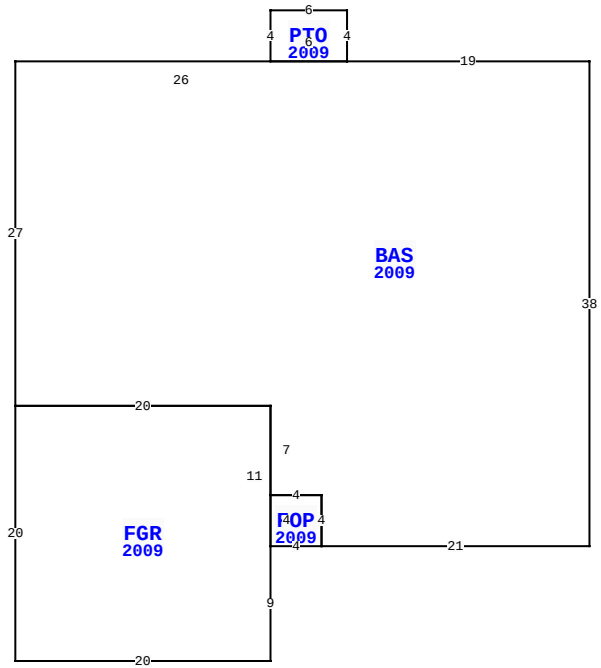
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,474	100	2009	1,474	174,044
FGR	400	55	2009	220	25,977
FOP	16	30	2009	5	590
PTO	24	5	2009	1	118
TOTALS	1,914			1,700	200,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,700	127.6500	127.65	217,005	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1474 HX Base Yr 2024



86020 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		200,730
TOTAL MARKET OB/XF VALUE		4,136
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		254,866
SOH/AGL Deduction		1,825
ASSESSED VALUE		253,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,319
TOTAL JUST VALUE		254,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22006	CO ISSUED	0	09/15/2009
M14625	MECH OTHER	0	06/01/2009
P13790	OTHER	0	06/01/2009
R11602	REPAIR/RRF	2,800	10/01/2008
B22006	NEW CONSTR	150,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/748	10/13/2023	WD	Q	I	01	325,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: KARPEL MYLA						
2655/213	7/17/2023	WD	Q	I	01	296,300
GRANTOR: ALLIGOOD STEPHANIE N						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$ W26 S27
FGR=[YR=2009] S20 E20 N9 FOP=[YR=2009] E4 N4 W4 S4$ N11
W20$ E20 S7 E4 S4 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	0810	CONCRETE A	0	100	22	16	352.00	SF	6.50	6.50	100	2009	2009	3	89	2,036	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2009	2009	3	89	260	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	

LAND DESCRIPTION

TOTAL OB/XF 4,136

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