

LOT 2-41
IN OR 1940/133
THE HIDEAWAY #2 PB 7/233

LLOYD PAUL E JR
86016 SANDS WAY
YULEE, FL 32097

2025

42-2N-27-4370-0002-0410



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0100	01	1,923	127.2383	127.24	244,683	2013	2013	0	0	0	5.00	95.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016													Heated Area: 1657															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016															
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 70																													
Interior Floo	11	CLAY TILE 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	1,657	100	2013	1,657	200,295																										
FGR	399	55	2013	219	26,473																										
FOP	30	30	2013	9	1,088																										
FSP	96	40	2016	38	4,593																										
TOTALS			2,182		1,923	232,449																									
EXTRA FEATURES						86016 SANDS WAY, YULEE																									
L N	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	496.00	SF	5.20	5.20	100	2013	2013	3	93	2,399															
2	0855	CONC PAVER	0	100	0	0	269.00	SF	10.00	10.00	100	2016	2016	3	95	2,556															
3	0861	POOL GUNIT	0	100	0	0	297.00	SF	102.00	102.00	100	2016	2016	3	78	23,629															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000														
REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																															