LOT 2-43
THE HIDEAWAY #2 PB 7/233

**HURTT KYLE A & NICOLE M**
86029 BELLAGIO COURT
YULEE, FL 32097

**2025**

**42-2N-27-4370-0002-0430**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

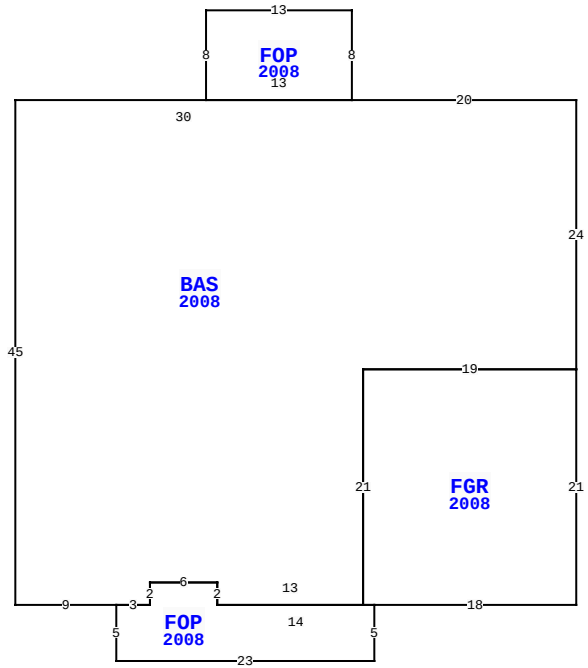
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,839 | 100 | 2008 | 1,839 | 202,694 |
| FGR | 399 | 55 | 2008 | 219 | 24,138 |
| FOP | 104 | 30 | 2008 | 31 | 3,417 |
| FOP | 127 | 30 | 2008 | 38 | 4,188 |
| TOTALS | 2,469 | | | 2,127 | 234,437 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,127 | 119.3493 | 119.35 | 253,857 | 2008 | 2008 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1839 HX Base Yr 2020




86029 BELLAGIO CT, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,437 |
| TOTAL MARKET OB/XF VALUE | | 2,974 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 287,411 |
| SOH/AGL Deduction | | 79,547 |
| ASSESSED VALUE | | 207,864 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 157,142 |
| TOTAL JUST VALUE | | 287,411 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 276,924 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21718 | CO ISSUED | 0 | 01/22/2009 |
| E21197 | ELEC OTHER | 2,000 | 09/01/2008 |
| M14114 | MECH OTHER | 0 | 09/01/2008 |
| P13395 | OTHER | 0 | 08/01/2008 |
| B21718 | NEW CONSTR | 160,578 | 07/01/2008 |
| R11426 | REPAIR/RRF | 2,800 | 07/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2309/1261 | 10/02/2019 | WD | Q | I | 01 | 220,000 |
| GRANTOR: CROSBY SHANNON D & AM | | | | | | |
| GRANTEE: HURTT KYLE A & NICO | | | | | | |
| 1630/0319 | 7/02/2009 | WD | Q | I | 01 | 177,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: CROSBY SHANNON D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W20 FOP=[YR=2008] N8 W13 S8 E13$ W30 S45 E9
FOP=[YR=2008] S5 E23 N5 FGR=[YR=2008] E18 N21 W19 S21 E1$
W14 N2 W6 S2 W3$ E3 N2 E6 S2 E13 N21 E19 N24$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 575.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 88 | 2,631 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 343 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,974

| 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