LOT 2-44
THE HIDEAWAY #2 PB 7/233

WIGGINS JACOB
86037 BELLAGIO COURT
YULEE, FL 32097

2025

42-2N-27-4370-0002-0440

BUILDING CHARACTERISTICS

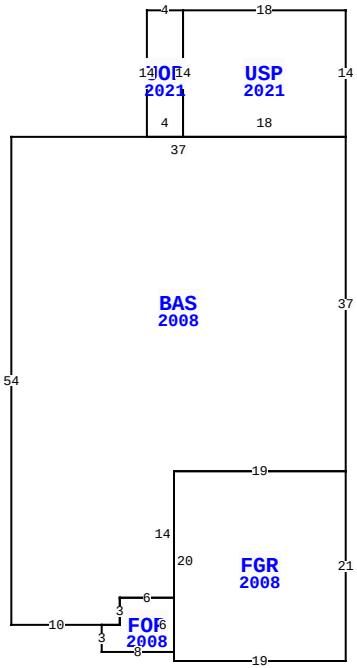
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2008	1,657	199,192
FGR	399	55	2008	219	26,326
FOP	42	30	2008	13	1,563
UOP	56	20	2021	11	1,322
USP	252	30	2021	76	9,136
TOTALS	2,406			1,976	237,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,976	130.1685	130.17	257,216	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1657 HX Base Yr



86037 BELLAGIO CT, 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	237,539
TOTAL MARKET OB/XF VALUE	4,726
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	292,265
SOH/AGL Deduction	0
ASSESSED VALUE	292,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,265
TOTAL JUST VALUE	292,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005983	SCRN ROOM	7,361	05/11/2021
M13282	MECH OTHER	0	09/01/2007
E19837	ELEC OTHER	2,000	08/01/2007
P12647	OTHER	0	08/01/2007
C20250	CO ISSUED	0	07/01/2007
B20250	NEW CONSTR	138,468	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2710/721	5/01/2024	WD	Q	I	01	335,000
GRANTOR: CATLIN JENNIFER L						
GRANTEE: WIGGINS JACOB						
2241/0838	11/20/2018	WD	Q	I	01	200,000
GRANTOR: MITCHELL JOHN F & ROS						
GRANTEE: CATLIN JENNIFER L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W37 S54 E10 FOP=[YR=2008] S3 E8 FGR=[YR=2008] S1 E19 N21 W19 S20$ N6 W6 S3 W2$ E2 N3 E6 N14 E19 N37$ USP=[YR=2021] N14 W18 UOP=[YR=2021] W4 S14 E4 N14$ S14 E18 $.

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	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	100	2008	2008	3	88	2,734	
3	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	2008	2008	3	88	172	

LAND DESCRIPTION

TOTAL OB/XF 4,726

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 11/01/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS