LOT 2-48
IN OR 1930/521
THE HIDEAWAY #2 PB 7/233

FARACCA STEVEN D & ERIN N
86048 BELLAGIO CT
YULEE, FL 32097

2025

42-2N-27-4370-0002-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

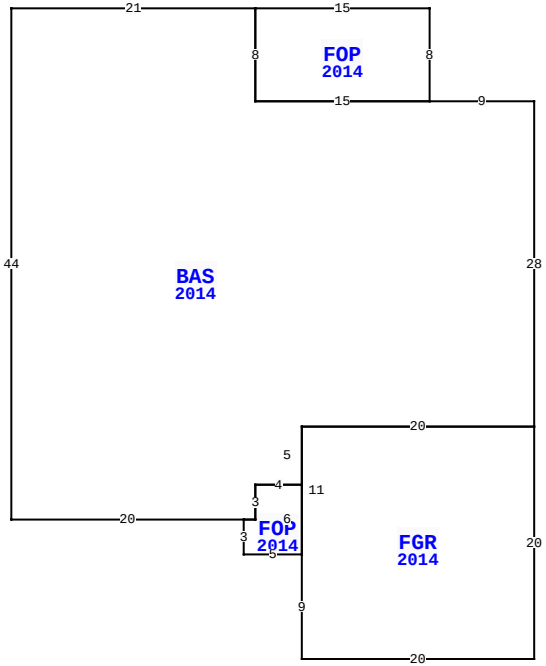
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,616	100	2014	1,616	207,155
FGR	400	55	2014	220	28,202
FOP	27	30	2014	8	1,026
FOP	120	30	2014	36	4,615
TOTALS	2,163			1,880	240,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	134.2257	134.23	252,352	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1616 HX Base Yr 2015



86048 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,996
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		295,126
SOH/AGL Deduction		111,718
ASSESSED VALUE		183,408
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,686
TOTAL JUST VALUE		295,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327621	CO ISSUED	0	01/21/2014
B1327621	NEW CONSTR	192,985	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/0521	7/24/2014	WD	Q	I	02	177,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FARACCA STEVEN D &						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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	0810	CONCRETE A	0	100	0	0	676.00	SF	6.50	6.50	100	2014	2014	3	94	4,130	

BUILDING DIMENSIONS

BAS=[YR=2014] W9 FOP=[YR=2014] N8 W15 S8 E15 $ W15 N8 W21 S44 E20 FOP=[YR=2014] S3 E5 FGR=[YR=2014] S9 E20 N20 W20 S11 $ N6 W4 S3 W1 $ E1 N3 E4 N5 E20 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 4,130

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/28/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS