LOT 2-49
IN OR 2183/618
THE HIDEAWAY #2 PB 7/233

GRANT WARREN F
86036 BELLAGIO COURT
YULEE, FL 32097

2025

42-2N-27-4370-0002-0490

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

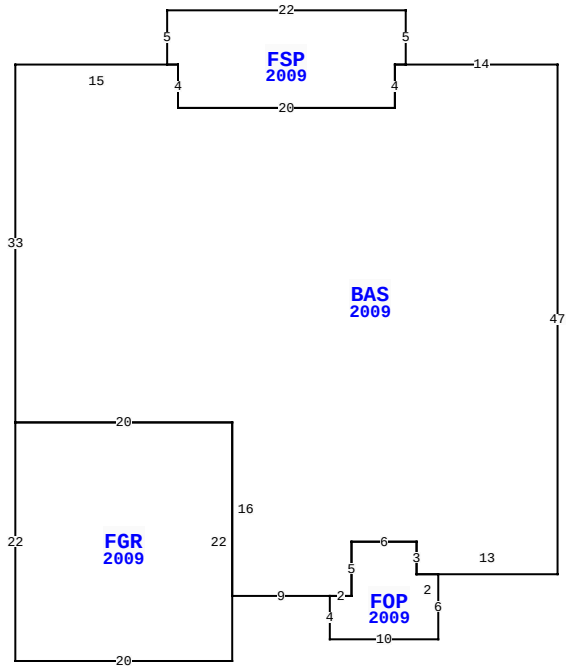
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	2009	1,994	226,189
FGR	440	55	2009	242	27,451
FOP	74	30	2009	22	2,496
FSP	190	40	2009	76	8,621
TOTALS	2,698			2,334	264,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,334	122.1668	122.17	285,145	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1994 HX Base Yr



86036 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		264,757
TOTAL MARKET OB/XF VALUE		2,944
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		317,701
SOH/AGL Deduction		16,679
ASSESSED VALUE		301,022
TOTAL EXEMPTION VALUE	13	301,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		317,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21719	CO ISSUED	0	02/05/2009
E21237	ELEC OTHER	2,000	09/01/2008
M14115	MECH OTHER	0	09/01/2008
P13396	OTHER	0	08/01/2008
B21719	NEW CONSTR	165,198	07/01/2008
R11427	REPAIR/RRF	2,800	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0618	3/09/2018	WD	Q	I	02	218,500
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: GRANT WARREN F						
2183/0614	1/06/2018	WD	U	I	12	218,500
GRANTOR: GUYTON JERMAINE A & I						
GRANTEE: CARTUS FINANCIAL CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14 FSP=[YR=2009] N5 W22 S5 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S33 FGR=[YR=2009] S22 E20 N22 W20$ E20 S16 E9 FOP=[YR=2009] S4 E10 N6 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E13 N47$.

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	446.00	SF	6.50	6.50	100	2009	2009	3	89	2,580	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2009	2009	3	89	364	

LAND DESCRIPTION

TOTAL OB/XF 2,944

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS