LOT 15
IN OR 2165/687
THE HIDEAWAY #2 PB 7/233

SMITH ADAM & SHELLY
86059 MIRAGE PL
YULEE, FL 32097

2025

42-2N-27-4370-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

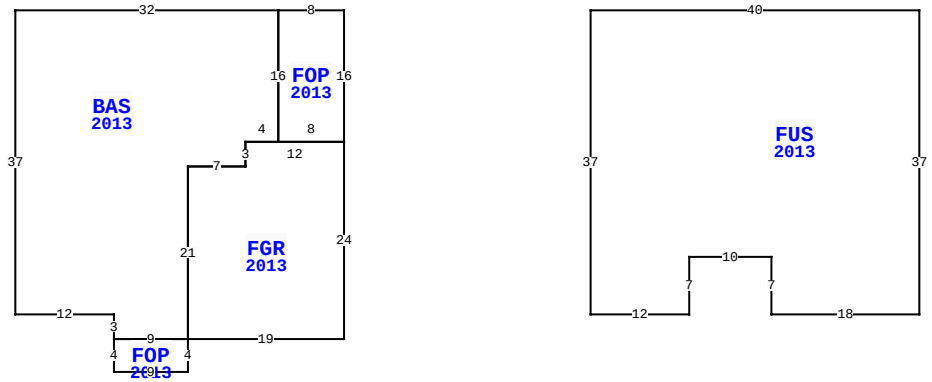
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,001	100	2013	1,001	116,450
FGR	435	55	2013	239	27,803
FOP	36	30	2013	11	1,280
FOP	128	30	2013	38	4,421
FUS	1,410	100	2013	1,410	164,031
TOTALS	3,010			2,699	313,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	122.6544	122.65	331,032	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2411 HX Base Yr 2018



86059 MIRAGE PL, 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		313,984
TOTAL MARKET OB/XF VALUE		5,266
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		369,250
SOH/AGL Deduction		117,591
ASSESSED VALUE		251,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,937
TOTAL JUST VALUE		369,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326877	CO ISSUED	0	06/14/2013
B1326877	SFR	275,577	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/0687	12/18/2017	WD	Q	I	01	239,900
GRANTOR: ANKENBRAND JOSEPH J &						
GRANTEE: SMITH ADAM & SHELLY						
1866/0923	6/25/2013	WD	Q	I	01	199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANKENBRAND JOSEPH J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W8 BAS=[YR=2013] W32 S37 E12 S3 FOP=[YR=2013] S4 E9 N4 FGR=[YR=2013] E19 N24 W12 S3 W7 S21 $ W9 $ E9 N21 E7 N3 E4 N16 $ S16 E8 N16 $ PTR= E30 FUS=[YR=2013] E40 S37 W18 N7 W10 S7 W12 N37 $ W30 $.

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	1,089.00	SF	5.20	5.20	100	2013	2013	3	93	5,266	

LAND DESCRIPTION

TOTAL OB/XF 5,266

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 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