LOT 16
IN OR 2107/698
THE HIDEAWAY #2 PB 7/233

TOWNSEND KATIE J & KENNETH W
86060 MIRAGE PLACE
YULEE, FL 32097

2025

42-2N-27-4370-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

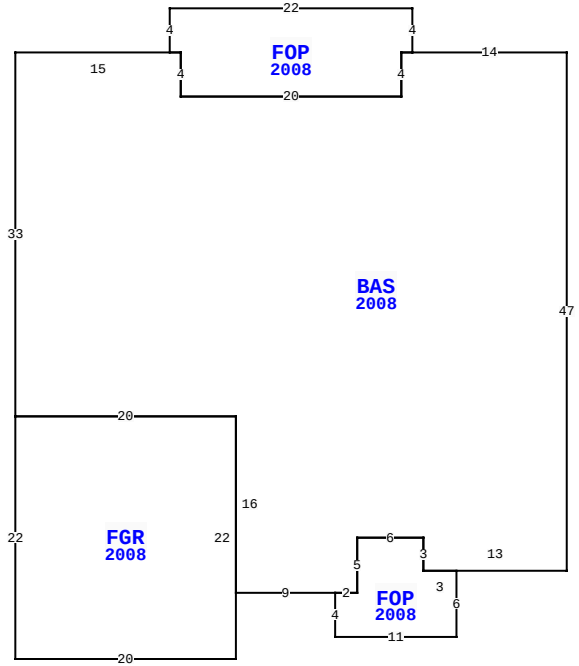
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,994	100	2008	1,994	219,778
FGR	440	55	2008	242	26,673
FOP	80	30	2008	24	2,645
FOP	168	30	2008	50	5,511
TOTALS	2,682			2,310	254,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	119.3493	119.35	275,698	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1994 HX Base Yr 2018



86060 MIRAGE PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,607
TOTAL MARKET OB/XF VALUE		7,573
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		312,180
SOH/AGL Deduction		120,242
ASSESSED VALUE		191,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,216
TOTAL JUST VALUE		312,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13495	MECH OTHER	0	12/01/2007
C20756	CO ISSUED	175,362	11/01/2007
E20271	ELEC OTHER	2,000	11/01/2007
R10862	REPAIR/RRF	2,800	11/01/2007
B20756	NEW CONSTR	175,362	11/01/2007
P12841	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/0698	3/15/2017	WD	Q	I	01	213,000
GRANTOR: FONTAN GLEN P & AMY L						
GRANTEE: TOWNSEND KATIE J &						
1558/0682	3/31/2008	WD	Q	I		235,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FONTAN GLEN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N4 W22 S4 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S33 FGR=[YR=2008] S22 E20 N22 W20$ E20 S16 E9 FOP=[YR=2008] S4 E11 N6 W3 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20	5.20	100	2008	2008	3	88	4,045	
3	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 7,573

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