LOT 17
IN OR 1911/258
THE HIDEAWAY #2 PB 7/233

ALEXANDER JOHN L
86054 MIRAGE PLACE
YULEE, FL 32097

2025

42-2N-27-4370-0017-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

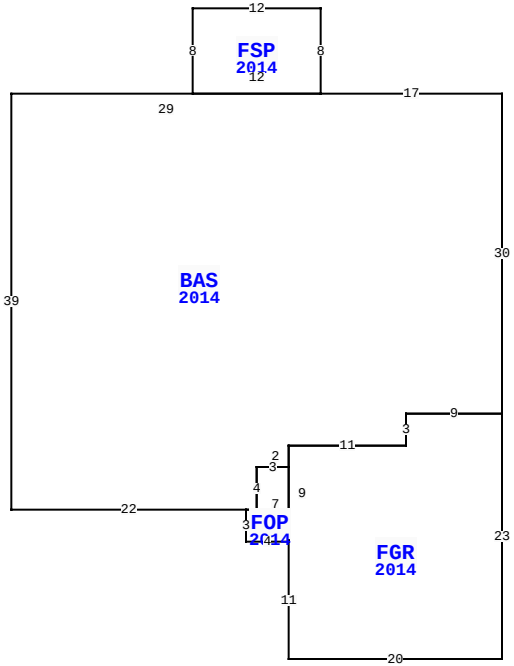
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	2014	1,635	200,956
FGR	427	55	2014	235	28,884
FOP	24	30	2014	7	860
FSP	96	40	2014	38	4,671
TOTALS	2,182			1,915	235,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	128.7034	128.70	246,460	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1635 HX Base Yr



86054 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		235,369
TOTAL MARKET OB/XF VALUE		3,990
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,359
SOH/AGL Deduction		14,490
ASSESSED VALUE		274,869
TOTAL EXEMPTION VALUE	13	274,869
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		289,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1328014	CO ISSUED	0	03/01/2014
P1317021	NEW CONSTR	0	12/01/2013
B1328014	NEW CONSTR	201,101	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1911/0258	3/27/2014	WD	Q	I	01	178,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALEXANDER JOHN L						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] N8 W12 S8 E12 $ W29 S39 E22 FOP=[YR=2014] S3 E4FGR=[YR=2014] S11 E20 N23 W9 S3 W11 S9 $ N7 W3 S4 W1 $ E1 N4 E3 N2 E11 N3 E9 N30 $.

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	653.00	SF	6.50	6.50	100	2014	2014	3	94	3,990	

LAND DESCRIPTION

TOTAL OB/XF 3,990

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 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