LOT 18
THE HIDEAWAY #2 PB 7/233

WYSKIEL JEROME & RENEE
86042 MIRAGE PL
YULEE, FL 32097

2025

42-2N-27-4370-0018-0000

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 80
Interior Floo	14	CARPET 20
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

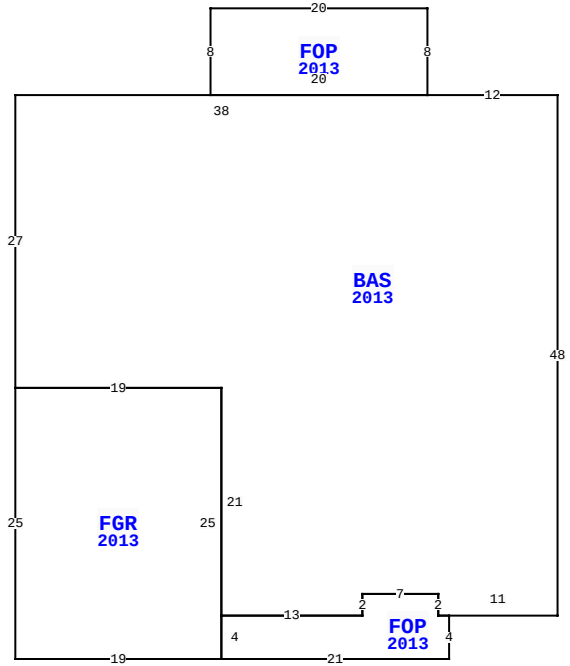
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2013	1,987	254,002
FGR	475	55	2013	261	33,364
FOP	98	30	2013	29	3,707
FOP	160	30	2013	48	6,136
TOTALS	2,720			2,325	297,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	134.5638	134.56	312,852	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1987 HX Base Yr 2022



86042 MIRAGE PL, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,209
TOTAL MARKET OB/XF VALUE		2,457
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		349,666
SOH/AGL Deduction		57,323
ASSESSED VALUE		292,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,621
TOTAL JUST VALUE		349,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327250	CO ISSUED	0	10/25/2013
E1326488	NEW CONSTR	0	08/01/2013
B1327350	NEW CONSTR	239,215	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1302	7/09/2021	WD	Q	I	01	299,000
GRANTOR: CSORGO FERENC & LAURE						
GRANTEE: WYSKIEL JEROME & RE						
2338/0723	1/14/2020	WD	U	I	11	100
GRANTOR: JUNE A VILLA REVOCABL						
GRANTEE: CSORGO FERENC & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 FOP=[YR=2013] N8 W20 S8 E20 $ W38 S27
FGR=[YR=2013] S25 E19 FOP=[YR=2013] E21 N4 W1 N2 W7 S2 W13 S4 $ N25 W19 $ E19 S21 E13 N2 E7 S2 E11 N48 $.

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	508.00	SF	5.20	5.20	100	2013	2013	3	93	2,457	

LAND DESCRIPTION

TOTAL OB/XF 2,457

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 12/02/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS