

LOT 19
IN OR 1699/880
THE HIDEAWAY #2 PB 7/233

LINVILLE HOWARD T & NADIA L
86036 MIRAGE PLACE
YULEE, FL 32097

2025

42-2N-27-4370-0019-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																					
Exterior Wall	05	AVERAGE 70	0100	01	2,477	125.8560	125.86	311,755	2010	2010	0	0	0	6.65	93.35	STANDARD																																				
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2011														Heated Area: 2152												HX Base Yr 2011																							
Roof Structure	03	GABLE/HIP 100															VALUATION BY												Tax Group: 4												Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE												291,023																							
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE												32,177																							
Interior Floo	11	CLAY TILE 70															TOTAL LAND VALUE - MARKET												50,000																							
Interior Floo	14	CARPET 30															TOTAL MARKET VALUE												373,200																							
Air Condition	03	CENTRAL 100															SOH/AGL Deduction												161,701																							
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE												211,499																							
Bedrooms	04	4 100															TOTAL EXEMPTION VALUE												HX HB VX 55,722																							
Bathrooms	04	2 100															BASE TAXABLE VALUE												155,777																							
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE												373,200																							
Stories	0	0 100	NCON VALUE												0																																					
Units	0	0 100	INCOME VALUE																																																	
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												361,324																																					
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	2,152	100	2010	2,152	252,839																																															
FGR	420	55	2010	231	27,141																																															
FOP	50	30	2010	15	1,762																																															
FSP	198	40	2010	79	9,282																																															
TOTALS			2,820		2,477	291,023																																														
EXTRA FEATURES						86036 MIRAGE PL, YULEE																																														
L N	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	515.00	SF	5.20	5.20	100	2010	2010	3	90	2,410																																				
2	0911	SCRN RM A	0	100	0	0	770.00	SF	17.50	17.50	100	2020	2020	3	86	11,589																																				
3	0866	POOL FIBER	0	100	18	8	144.00	SF	72.00	72.00	100	2020	2020	3	86	8,916																																				
4	0855	CONC PAVER	0	100	0	0	566.00	SF	10.00	10.00	100	2020	2020	3	98	5,547																																				
5	0866	POOL FIBER	0	100	0	0	60.00	SF	72.00	72.00	100	2020	2020	3	86	3,715																																				
TOTAL OB/XF 32,177																																																				
LAND DESCRIPTION																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 03/27/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																																				