LOT 153
IN OR 1890/1450
THE HIDEAWAY #2 PB 7/233

FOWLER MICHAEL LEE & PAMELA J
86046 OSHEAS PL
YULEE, FL 32097

2025

42-2N-27-4370-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

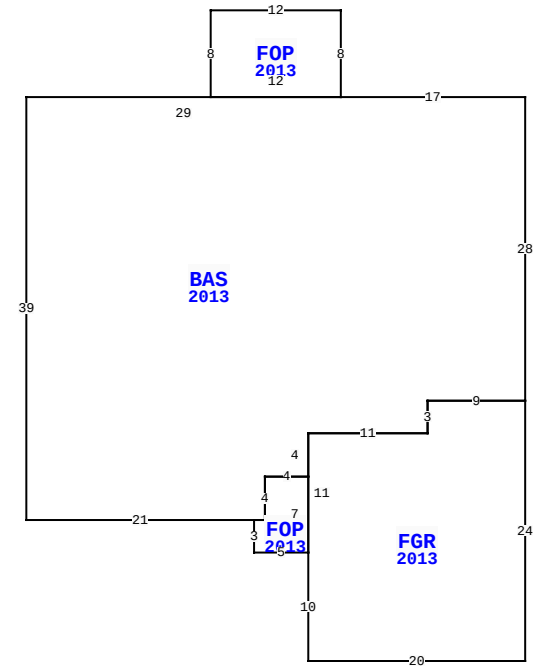
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,591	100	2013	1,591	194,025
FGR	447	55	2013	246	30,000
FOP	31	30	2013	9	1,097
FOP	96	30	2013	29	3,537
TOTALS	2,165			1,875	228,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	128.3653	128.37	240,694	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1591 HX Base Yr 2015



86046 OSHEAS 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		228,659
TOTAL MARKET OB/XF VALUE		3,143
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		281,802
SOH/AGL Deduction		106,671
ASSESSED VALUE		175,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,409
TOTAL JUST VALUE		281,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326962	CO ISSUED	0	08/12/2013
B1326962	NEW CONSTR	0	03/01/2013
R12205	REPAIR/RRF	3,000	02/01/2010
R12205	REPAIR/RRF	3,000	12/01/2009
B23090	NEW CONSTR	150,000	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1450	11/15/2013	WD	Q	I	02	168,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FOWLER MICHAEL LEE						
1571/0949	6/12/2008	WD	U	V	19	182,500
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N8 W12 S8 E12 $ W29 S39 E21
FOP=[YR=2013] S3 E5 FGR=[YR=2013] S10 E20 N24 W9 S3 W11 S11
$ N7 W4 S4 W1 $ E1 N4 E4 N4 E11 N3 E9 N28 $.

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	650.00	SF	5.20	5.20	100	2013	2013	3	93	3,143	

LAND DESCRIPTION

TOTAL OB/XF 3,143

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