LOT 159
IN OR 1970/1596
THE HIDEAWAY #2 PB 7/233

DAWKINS MILES A & AMANDA C
86009 O'SHEAS PL
YULEE, FL 32097

2025

42-2N-27-4370-0159-0000

BUILDING CHARACTERISTICS

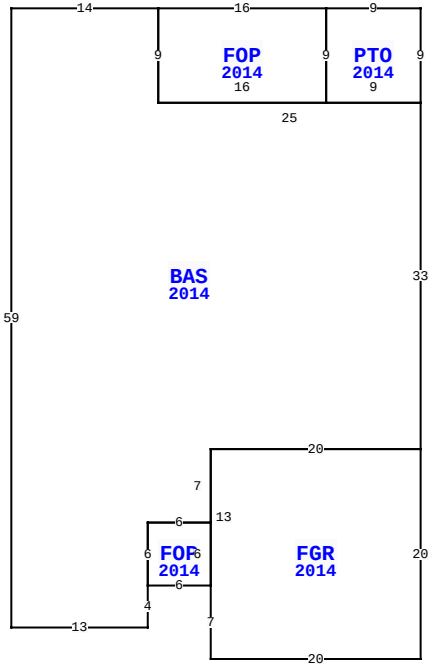
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,676	100	2014	1,676	203,658
FGR	400	55	2014	220	26,733
FOP	36	30	2014	11	1,337
FOP	144	30	2014	43	5,225
PTO	81	5	2014	4	486
TOTALS	2,337			1,954	237,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	127.2383	127.24	248,627	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1676 HX Base Yr 2016



86009 OSHEAS PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,439
TOTAL MARKET OB/XF VALUE		2,366
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,805
SOH/AGL Deduction		109,507
ASSESSED VALUE		180,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,576
TOTAL JUST VALUE		289,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429243	CO ISSUED	0	01/09/2015
B1429243	NEW CONSTR	207,107	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/1596	3/23/2015	WD	Q	I	01	181,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAWKINS MILES A & A						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W9 FOP=[YR=2014] W16 BAS=[YR=2014] W14 S59 E13 N4 FOP=[YR=2014] E6 FGR=[YR=2014] S7 E20 N20 W20 S13 $ N6 W6 S6 $ N6 E6 N7 E20 N33 W25 N9 $ S9 E16 N9 $ S9 E9 N9 $.

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	484.00	SF	5.20	5.20	100	2014	2014	3	94	2,366	

LAND DESCRIPTION

TOTAL OB/XF 2,366

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