LOT 184
IN OR 2060/367
THE HIDEAWAY #2 PB 7/233

THORPE STEVEN D & SARAH A
86040 MONTECARLO CT
YULEE, FL 32097

2025

42-2N-27-4370-0184-0000

BUILDING CHARACTERISTICS

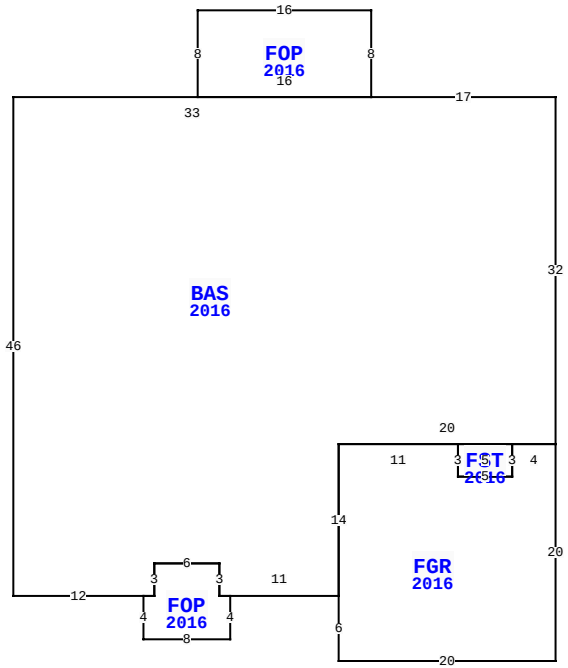
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,002	100	2016	2,002	246,475
FGR	385	55	2016	212	26,100
FOP	50	30	2016	15	1,847
FOP	128	30	2016	38	4,678
FST	15	55	2016	8	985
TOTALS	2,580			2,275	280,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	127.5764	127.58	290,244	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2002 HX Base Yr 2018



86040 MONTECARLO CT, 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		280,085
TOTAL MARKET OB/XF VALUE		4,477
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		334,562
SOH/AGL Deduction		111,167
ASSESSED VALUE		223,395
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,673
TOTAL JUST VALUE		334,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531383	NEW CONSTR	0	11/05/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/0367	7/18/2016	WD	Q	I	01	211,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THORPE STEVEN D & S						
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=2016] W17 FOP=[YR=2016] N8 W16 S8 E16$ W33 S46 E12
FOP=[YR=2016] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2016] S6 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3
W5 N3 W11 S14$ N14 E20 N32$.

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	665.00	SF	6.50	6.50	100	2016	2016	3	95	4,106	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	

LAND DESCRIPTION

TOTAL OB/XF 4,477

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS