

LOT 185
IN OR 1908/1743
THE HIDEAWAY #2 PB 7/233

NEWHOUSE JODY J & CHAD M
86050 MONTECARLO CT
YULEE, FL 32097

2025

42-2N-27-4370-0185-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,712	121.2192	121.22	328,749	2013	2013	0	0	5.15	94.85

1 SINGLE FAM - 100% - 2015 Heated Area: 2438 HX Base Yr 2015

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		311,818	
TOTAL MARKET OB/XF VALUE		4,759	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		366,577	
SOH/AGL Deduction		136,447	
ASSESSED VALUE		230,130	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		179,408	
TOTAL JUST VALUE		366,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,601	

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	1,028	100	2013	1,028	118,196
FGR	408	55	2013	224	25,755
FOP	40	30	2013	12	1,380
FOP	128	30	2013	38	4,369
FUS	1,410	100	2013	1,410	162,118
TOTALS	3,014			2,712	311,818

EXTRA FEATURES																
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	984.00	SF	5.20	5.20	100	2013	2013	3	93	4,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327351	CO ISSUED	0	11/07/2013
E1326510	NEW CONSTR	0	08/01/2013
B1327351	NEW CONSTR	278,742	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1743	3/14/2014	WD Q	Q	I	02	208,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: NEWHOUSE JODY J & C
1666/0616 1/28/2010 WD U V 30 2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT
GRANTEE: SEDA CONSTRUCTION C

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W32 FOP=[YR=2013] W8 S16 FGR=[YR=2013] S24 E18 FOP=[YR=2013] S4 E10 N4 W10 \$ N20 W6 N4 W12 \$ E8 N16 \$ S16 E4 S4 E6 S20 E10 N3 E12 N37 \$ PTR= E30 FUS=[YR=2013] E40 S37 W12 N7 W10 S7 W18 N37 \$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF															4,759							
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							