

LOT 188
IN OR 2108/859
PT OR 1666/616

THIEDE JOHN M & JENNIFER L
86290 FORTUNE DRIVE
YULEE, FL 32097

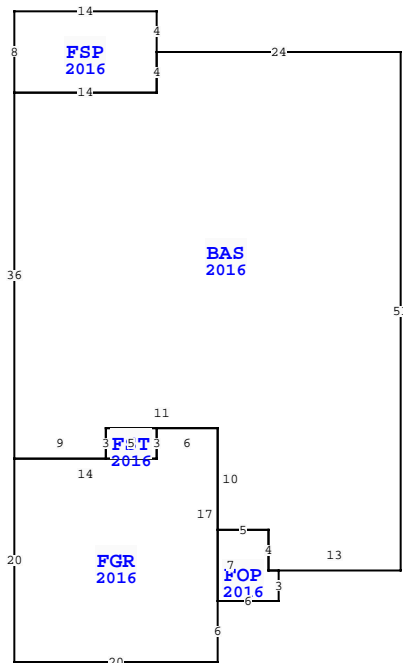
2025

42-2N-27-4370-0188-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
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
BAS	1,609	100	2016
FGR	418	55	2016
FOP	38	30	2016
FSP	112	40	2016
FST	15	55	2016
TOTALS	2,192		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,903	131.6336	131.63	250,492	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 0% - 0 Heated Area: 1609 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,725
TOTAL MARKET OB/XF VALUE			3,032
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			294,757
SOH/AGL Deduction			0
ASSESSED VALUE			294,757
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,757
TOTAL JUST VALUE			294,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631884	CO ISSUED	0	07/08/2016
B1631884	NEW CONSTR	204,335	03/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0859	3/20/2017	WD Q	Q	I	01	195,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THIEDE JOHN M & JEN						
1666/0616	1/28/2010	WD U	V	30		2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	13	3	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0	0	0		SF	6.50	6.50	100	2016

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W24 FSP=[YR=2016] N4 W14 S8 E14 N4\$ S4 W14 S36 FGR=[YR=2016] S20 E20 N6 FOP=[YR=2016] E6 N3 W1 N4 W5 S7\$ N17 W6 FST=[YR=2016] W5 S3 E5 N3\$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							