

LOT 193
IN OR 1954/464
THE HIDEAWAY #2 PB 7/233

SWAN DAVID R
86042 PARIS PLACE
YULEE, FL 32097

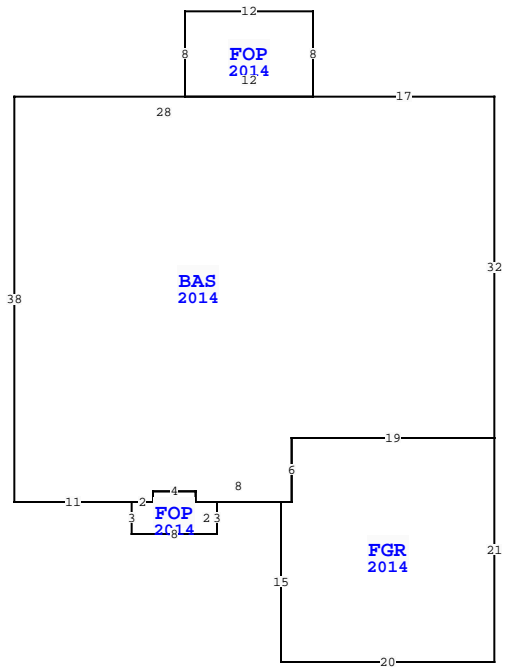
2025

42-2N-27-4370-0193-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	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		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	1,592	100	2014
FGR	414	55	2014
FOP	28	30	2014
FOP	96	30	2014
TOTALS	2,130		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2016		Heated Area: 1592					HX Base Yr 2016	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			227,298
TOTAL MARKET OB/XF VALUE			3,314
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			280,612
SOH/AGL Deduction			106,280
ASSESSED VALUE			174,332
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			123,610
TOTAL JUST VALUE			280,612
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429005	CO ISSUED	0	11/19/2014
B1429005	NEW CONSTR	197,404	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0464	12/16/2014	WD Q	Q	I	01	178,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SWAN DAVID R						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	678.00	SF	5.20	5.20	100	2014	2014	3	94	3,314	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 \$ W28 S38 E11	
FOP=[YR=2014] S3 E8 N3 W2 N1 W4 S1 W2 \$ E2 N1 E4 S1 E8	
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 \$ E1 N6 E19 N32 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,314							
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							