LOT 196
IN OR 2104/1310
THE HIDEAWAY #2 PB 7/233

WILLIAMS KATINA J
86045 PARIS PL
YULEE, FL 32097

2025

42-2N-27-4370-0196-0000

BUILDING CHARACTERISTICS

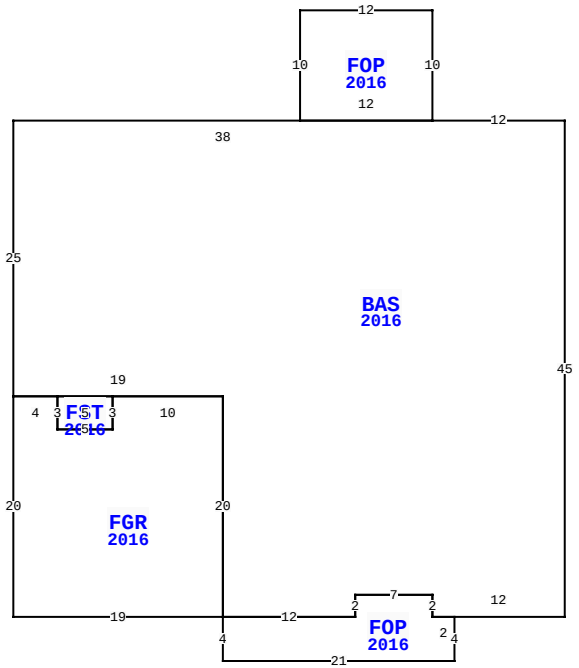
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,856	100	2016	1,856	221,278
FGR	365	55	2016	201	23,964
FOP	98	30	2016	29	3,457
FOP	120	30	2016	36	4,292
FST	15	55	2016	8	954
TOTALS	2,454			2,130	253,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	123.7446	123.74	263,566	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1856 HX Base Yr 2019



86045 PARIS 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		253,946
TOTAL MARKET OB/XF VALUE		4,027
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,973
SOH/AGL Deduction		96,836
ASSESSED VALUE		211,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,415
TOTAL JUST VALUE		307,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631920	NEW CONST.	0	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/1310	2/27/2017	WD	Q	I	01	206,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILLIAMS KATINA J						
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] W12 FOP=[YR=2016] N10 W12 S10 E12$ W38 S25 FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E21 N4 W2 N2 W7 S2 W12$ N20 W10 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12 N45$.

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	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	2016	2016	3	95	3,656	

LAND DESCRIPTION

TOTAL OB/XF 4,027

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