LOT 199
IN OR 2111/1617
PT OR 1666/616

HUFFORD CONSTANCE L
86009 PARIS PLACE
YULEE, FL 32097

2025

42-2N-27-4370-0199-0000

BUILDING CHARACTERISTICS

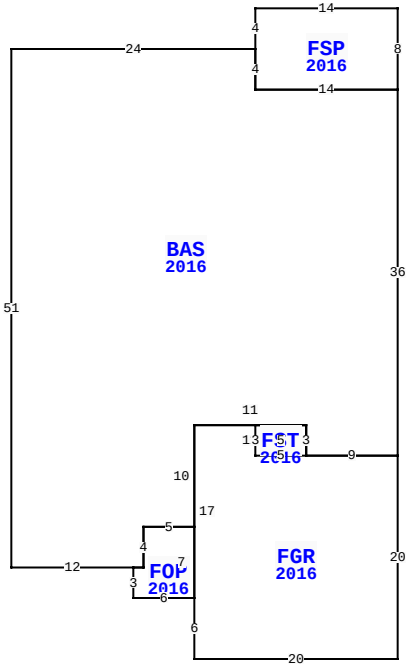
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	2016	1,609	200,403
FGR	433	55	2016	238	29,643
FOP	38	30	2016	11	1,370
FSP	112	40	2016	45	5,605
FST	15	55	2016	8	996
TOTALS	2,207			1,911	238,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	129.2669	129.27	247,035	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1609 HX Base Yr 2018



86009 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		238,018
TOTAL MARKET OB/XF VALUE		3,019
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		291,037
SOH/AGL Deduction		87,094
ASSESSED VALUE		203,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,221
TOTAL JUST VALUE		291,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632015	CO ISSUED	0	10/03/2016
B1632015	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/1617	3/29/2017	WD	Q	I	02	194,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUFFORD CONSTANCE L						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W14 S4 BAS=[YR=2016] W24 S51 E12
FOP=[YR=2016] S3 E6 FGR=[YR=2016] S6 E20 N20 W9
FST=[YR=2016] W5 N3 E5 S3$ N3 W11 S17$ N7 W5 S4 W1$ E1 N4 E5 N10 E11 S3 E9 N36 W14 N4$ S4 E14 N8$.

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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	
2	0810	CONCRETE A	0	100	0	0	453.00	SF	6.50	6.50	100	2016	2016	3	95	2,797	

LAND DESCRIPTION

TOTAL OB/XF 3,019

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