

LOT 12
THE HIDEAWAY #3 REPLAT
PB 7/313

O'DONNELL BRIGITTE & RYAN
86119 CAESARS AVENUE
YULEE, FL 32097

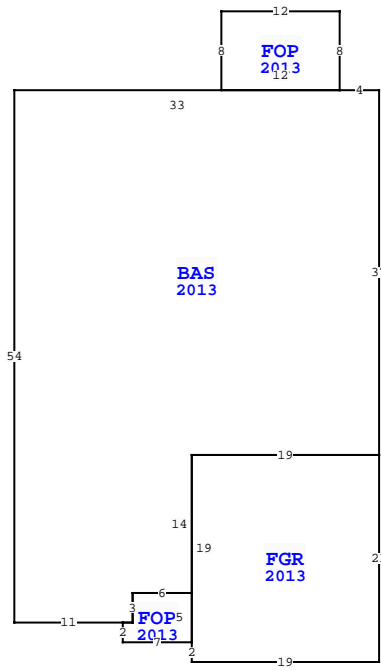
2025

42-2N-27-4371-0012-0000



BUILDING CHARACTERISTICS					
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 60				
Interior Floor	11 CLAY TILE 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	1,657	100	2013	1,657	202,273
FGR	399	55	2013	219	26,733
FOP	32	30	2013	10	1,221
FOP	96	30	2013	29	3,540
TOTALS	2,184			1,915	233,767

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% - 2023	
												Heated Area: 1657	
												HX Base Yr 2023	



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,767
TOTAL MARKET OB/XF VALUE			3,371
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			287,138
SOH/AGL Deduction			14,359
ASSESSED VALUE			272,779
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			222,057
TOTAL JUST VALUE			287,138
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327622	CO ISSUED	0	01/09/2014
B1327622	NEW CONSTR	197,974	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1900	6/09/2022	WD Q	Q	I	01	325,000
GRANTOR: TAYLOR TANYA J						
GRANTEE: O'DONNELL BRIGITTE						
2398/1256	10/05/2020	WD Q	Q	I	02	235,000
GRANTOR: SHARPE BRANDON A & DA						
GRANTEE: TAYLOR TANYA J						

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	0		5.20	5.20	100	2013	2013	3	93	3,371	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W4 FOP=[YR=2013] N8 W12 S8 E12 S W33 S54 E11	
FOP=[YR=2013] S2 E7 FGR=[YR=2013] S2 E19 N21 W19 S19 S N5	
W6 S3 W1 S E1 N3 E6 N14 E19 N37 S .	

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	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							