

LOT 14  
THE HIDEAWAY #3 REPLAT  
PB 7/313

JONES TAYLOR NICOLE WELCH & RICHARD JEFFERY JR  
86128 CAESARS AVENUE  
YULEE, FL 32097

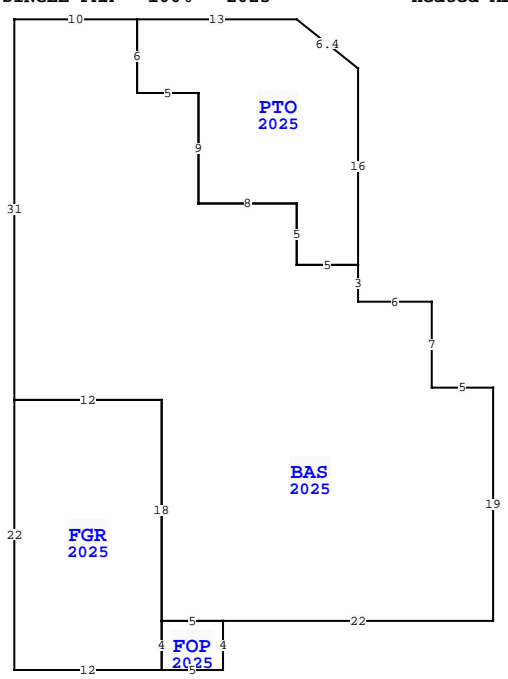
2025

42-2N-27-4371-0014-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	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
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	1,157	100	2025
FGR	264	55	2025
FOP	20	30	2025
PTO	240	5	2025
TOTALS	1,681		

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%	- 2025								
				Heated Area: 1157			HX Base Yr 2025				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			181,236
TOTAL MARKET OB/XF VALUE			3,179
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			234,415
SOH/AGL Deduction			0
ASSESSED VALUE			234,415
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			183,693
TOTAL JUST VALUE			234,415
NCON VALUE			184,415
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005915	NSFR	192,721	05/16/2024
B240000304	NSFR	192,721	01/09/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1431	6/03/2024	WD Q	Q	I	01	299,900

GRANTOR: INTACT CONSTRUCTION M  
GRANTEE: JONES TAYLOR NICOLE  
2660/875 8/11/2023 WD Q V 02 29,000  
GRANTOR: PHANOR FREDERIC  
GRANTEE: INTACT CONSTRUCTION

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0810	CONCRETE A	0	100	0	0		489.00	SF	6.50				3,179	

BUILDING NOTES	
BAS=[YR=2025;ORIG=30,0] E10 S6 E5 S9 E8 S5 E5 S3 E6 S7 E5 S19 W22 W5 N18 W12 N31 \$ FOP=[YR=2025;ORIG=42,49] E5 S4 W5 N4 \$ FGR=[YR=2025;ORIG=42,31] W12 S22 E12 N4 N18 \$ PTO=[YR=2025;ORIG=58,4] S16 W5 N5 W8 N9 W5 N6 E13 D4R5 \$	

LAND DESCRIPTION		TOTAL OB/XF															3,179							
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							