

LOT 16
THE HIDEAWAY #3 REPLAT
PB 7/313

SCOTT MATTHEW BRYAN/OHMANN BRITTNIE ELIZABETH
583 CALICO ROAD
OCEANSIDE, CA 92058

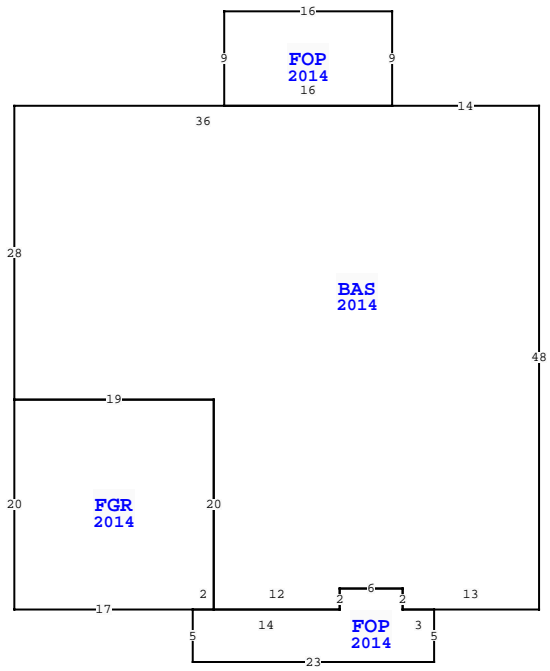
2025

42-2N-27-4371-0016-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 70				
Interior Floor	14 CARPET 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
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	2,008	100	2014	2,008	244,423
FGR	380	55	2014	209	25,440
FOP	127	30	2014	38	4,625
FOP	144	30	2014	43	5,234
TOTALS	2,659			2,298	279,722

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025									
Heated Area: 2008						HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,722
TOTAL MARKET OB/XF VALUE			2,957
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			332,679
SOH/AGL Deduction			0
ASSESSED VALUE			332,679
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			332,679
TOTAL JUST VALUE			332,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327803	CO ISSUED	0	02/11/2014
B1327803	NEW CONSTR	216,283	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/851	5/07/2024	WD Q	Q	I	01	389,000
GRANTOR: MCCLELLAN JONATHAN &						
GRANTEE: SCOTT MATTHEW BRYAN						
2079/1955	10/21/2016	WD Q	Q	I	01	211,000
GRANTOR: FARKAS AARON R						
GRANTEE: MCCLELLAN JONATHAN						

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	0	0	605.00	SF	5.20	5.20	100	2014	2014	3	94	2,957	

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

86104 CAESARS AVE, YULEE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014] W14 FOP=[YR=2014] N9 W16 S9 E16 \$ W36 S28									
FGR=[YR=2014] S20 E17 FOP=[YR=2014] S5 E23 N5 W3 N2 W6 S2									
W14 \$E2 N20 W19 \$ E19 S20 E12 N2 E6 S2 E13 N48 \$.									

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							