

LOT 20
THE HIDEAWAY #3 REPLAT
PB 7/313

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

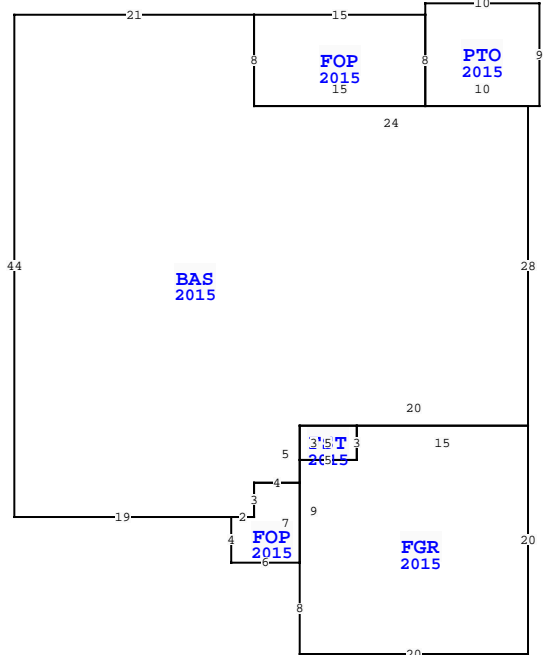
2025

42-2N-27-4371-0020-0000



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	11	CLAY TILE	60
Interior Floor	14	CARPET	40
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
BAS	1,616	100	2015
FGR	385	55	2015
FOP	36	30	2015
FOP	120	30	2015
FST	15	55	2015
PTO	90	5	2015
TOTALS	2,262		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,887	132.7606	132.76	250,518	2015	2015	0	0	0	4.00	96.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1616 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	240,497		
TOTAL MARKET OB/XF VALUE	3,050		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	293,547		
SOH/AGL Deduction	0		
ASSESSED VALUE	293,547		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	293,547		
TOTAL JUST VALUE	293,547		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	282,708		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530071	CO ISSUED	0	07/28/2015
B1530071	NEW CONSTR	201,003	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0479	9/06/2022	WD Q	Q	I	01	363,000
GRANTOR: LEE COURTNEY						
GRANTEE: SHV HOMES 1 LLC						
2387/1466	8/25/2020	WD Q	Q	I	01	230,000
GRANTOR: JOINER ELIZABETH H &						
GRANTEE: LEE COURTNEY						

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	0	0	458.00	SF	6.50	6.50	100	2015	2015	3	95	2,828	
2	0810	CONCRETE A	0	0	12	36.00	SF	6.50	6.50	100	2015	2015	3	95	222	

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

BUILDING NOTES	
86016 CAESARS AVE, YULEE	

BUILDING DIMENSIONS	
PTO=[YR=2015] W10 S1 FOP=[YR=2015] W15 BAS=[YR=2015] W21 S44 E19 FOP=[YR=2015] S4 E6 FGR=[YR=2015] S8 E20 N20 W15 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 S9 \$ N7 W4 S3 W2\$ E2 N3 E4 N5 E20 N28 W24 N8\$ S8 E15 N8\$ S8 E10 N9\$.	

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