LOT 24
IN OR 1559/1607
THE HIDEAWAY #3 REPLAT

GAGNON MICHEL R
2323 MARINER DR #5
FT LAUDERDALE, FL 33316

2025

42-2N-27-4371-0024-0000

BUILDING CHARACTERISTICS

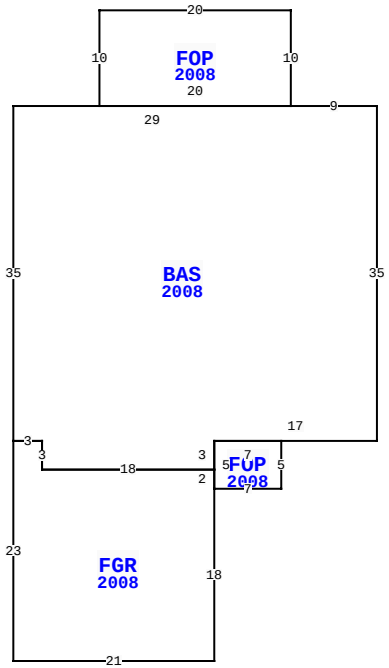
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,384	100	2008	1,384	162,535
FGR	429	55	2008	236	27,715
FOP	35	30	2008	10	1,175
FOP	200	30	2008	60	7,046
TOTALS	2,048			1,690	198,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	127.6500	127.65	215,728	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1384 HX Base Yr



86205 CAESARS AVE, 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	198,470
TOTAL MARKET OB/XF VALUE	3,409
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	251,879
SOH/AGL Deduction	2,138
ASSESSED VALUE	249,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,741
TOTAL JUST VALUE	251,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20452	ELEC OTHER	1,995	01/01/2008
M13591	MECH OTHER	0	01/01/2008
C20828	CO ISSUED	0	12/01/2007
R10906	REPAIR/RRF	3,500	12/01/2007
B20828	NEW CONSTR	170,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1607	4/07/2008	WD	Q	I		170,100
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: GAGNON MICHEL R						
1529/1702	10/10/2007	WD	U	V	19	36,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 FOP=[YR=2008] N10 W20 S10 E20$ W29 S35
FGR=[YR=2008] S23 E21 N18 FOP=[YR=2008] E7 N5 W7 S5$ N2 W18 N3 W3$ E3 S3 E18 N3 E17 N35$.

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	0	0	0	484.00	SF	6.50	6.50	100	2008	2008	3	88	2,768	
2	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	2008	2008	3	88	641	

LAND DESCRIPTION

TOTAL OB/XF 3,409

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/28/2019 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS