LOT 25
HIDEAWAY PHASE 1A PBK 8/134

BLATNIK MICHAEL WAYNE
86235 CLOISTER COURT
YULEE, FL 32097

2025

42-2N-27-4372-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	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

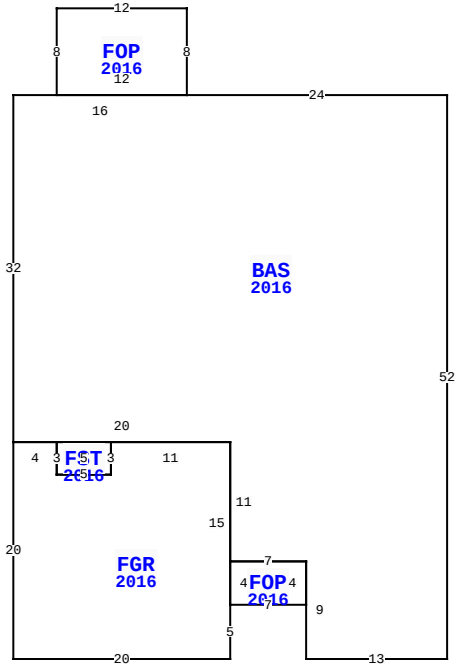
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	2016	1,617	200,824
FGR	385	55	2016	212	26,329
FOP	28	30	2016	8	994
FOP	96	30	2016	29	3,601
FST	15	55	2016	8	994
TOTALS	2,141			1,874	232,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	128.7034	128.70	241,184	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1617 HX Base Yr



86235 CLOISTER CT, 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	232,743
TOTAL MARKET OB/XF VALUE	4,298
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	287,041
SOH/AGL Deduction	0
ASSESSED VALUE	287,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,041
TOTAL JUST VALUE	287,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632100	NEW CONSTR	203,396	04/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/566	9/09/2024	WD	Q	I	01	345,000
GRANTOR: WARREN JEREMY B & KAT						
GRANTEE: BLATNIK MICHAEL WAY						
2142/1392	8/25/2017	WD	Q	I	01	213,800
GRANTOR: SEDA CONS COMP SEMANI						
GRANTEE: WARREN JEREMY B & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FOP=[YR=2016] N8 W12 S8 E12$ W16 S32
FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N4 W7 S4$ N15 W11
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S11 E7 S9 E13
N52$.

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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	
2	0810	CONCRETE A	0	0	0	0	660.00	SF	6.50	6.50	100	2016	2016	3	95	4,076	

LAND DESCRIPTION

TOTAL OB/XF 4,298

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS