LOT 28
HIDEAWAY PHASE 1A PBK 8/134

PARKS ZACHARY & MADALYN
86230 CLOISTER COURT
YULEE, FL 32097

2025

42-2N-27-4372-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

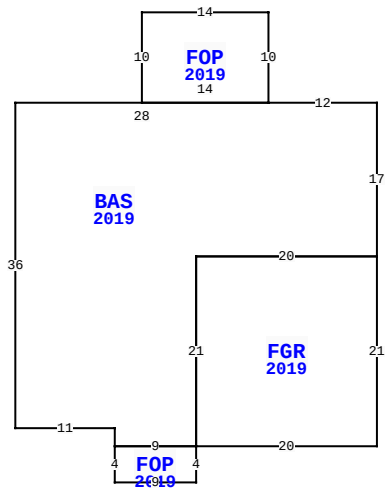
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

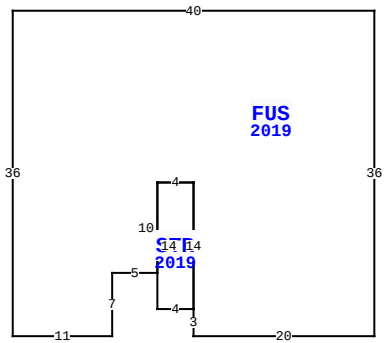
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	2019	1,078	123,160
FGR	420	55	2019	231	26,391
FOP	36	30	2019	11	1,256
FOP	140	30	2019	42	4,798
FUS	1,337	100	2019	1,337	152,750
STR	56	10	2019	6	685
TOTALS	3,067			2,705	309,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	116.5824	116.58	315,349	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2415 HX Base Yr 2024





86230 CLOISTER CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,042
TOTAL MARKET OB/XF VALUE		4,836
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		363,878
SOH/AGL Deduction		3,758
ASSESSED VALUE		360,120
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,398
TOTAL JUST VALUE		363,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010638	CO ISSUED	0	10/08/2019
19007279	NEW CONSTR	321,055	06/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1884	6/16/2023	WD	Q	I	01	388,000
GRANTOR: RICHTER DENNISON T &						
GRANTEE: PARKS ZACHARY & MAD						
2365/0777	6/02/2020	WD	Q	I	01	280,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICHTER DENNISON T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] N10 W14 S10 E14$ W28 S36 E11 S2 FOP=[YR=2019] S4 E9 N4 W9$ E9 FGR=[YR=2019] E20 N21 W20 S21$ N21 E20 N17$ PTR=E20 FUS=[YR=2019] E40 S36 W20 N3 STR=[YR=2019] W4 N14 E4 S14$ N14 W4 S10 W5 S7 W11 N36$ W20$.

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	100	0	0	767.00	SF	6.50	6.50	100	2019	2019	3	97	4,836	

LAND DESCRIPTION

TOTAL OB/XF 4,836

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS