LOT 39
IN OR 2091/416
HIDEAWAY PHASE 1A PBK 8/134

BIRKITT CHERYL A & EDWARD N
86124 PRESERVE PLACE
YULEE, FL 32097

2025

42-2N-27-4372-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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

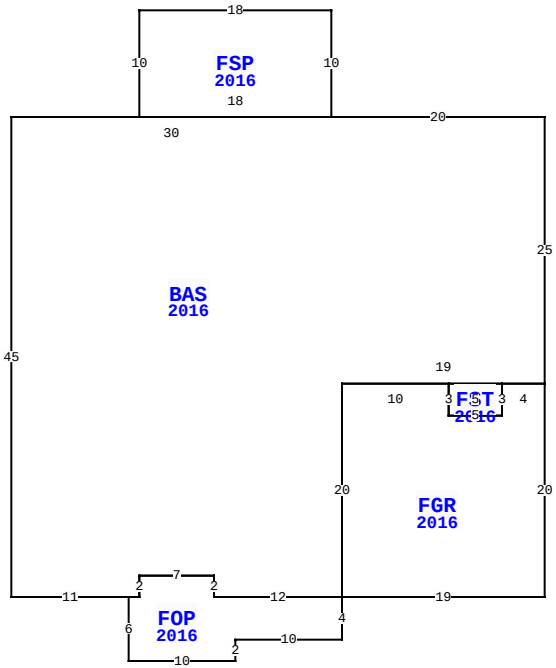
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	227,892
FGR	365	55	2016	201	24,680
FOP	114	30	2016	34	4,175
FSP	180	40	2016	72	8,840
FST	15	55	2016	8	982
TOTALS	2,530			2,171	266,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	127.2383	127.24	276,238	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1856 HX Base Yr 2017



86124 PRESERVE PL, 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		266,570
TOTAL MARKET OB/XF VALUE		9,602
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,172
SOH/AGL Deduction		111,399
ASSESSED VALUE		214,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,051
TOTAL JUST VALUE		326,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631990	NEW CONSTR	230,104	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0416	12/21/2016	WD	Q	I	01	218,200

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BIRKITT CHERYL A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 FSP=[YR=2016] N10 W18 S10 E18$ W30 S45 E11 FOP=[YR=2016] S6 E10 N2 E10 N4 FGR=[YR=2016] E19 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2 W1$ E1 N2 E7 S2 E12 N20 E19 N25$.

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	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0810	CONCRETE A	0	100	0	0	577.00	SF	6.50	6.50	100	2016	2016	3	95	3,563	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
4	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2022	2022	3	98	5,080	

LAND DESCRIPTION

TOTAL OB/XF 9,602

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 12/09/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS