LOT 41
IN OR 2142/1431
HIDEAWAY PHASE 1A PBK 8/134

ATTAWAY ROBERT JACKSON & STEPHANIE ASHLEY
86100 PRESERVE PLACE
YULEE, FL 32097

2025

42-2N-27-4372-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

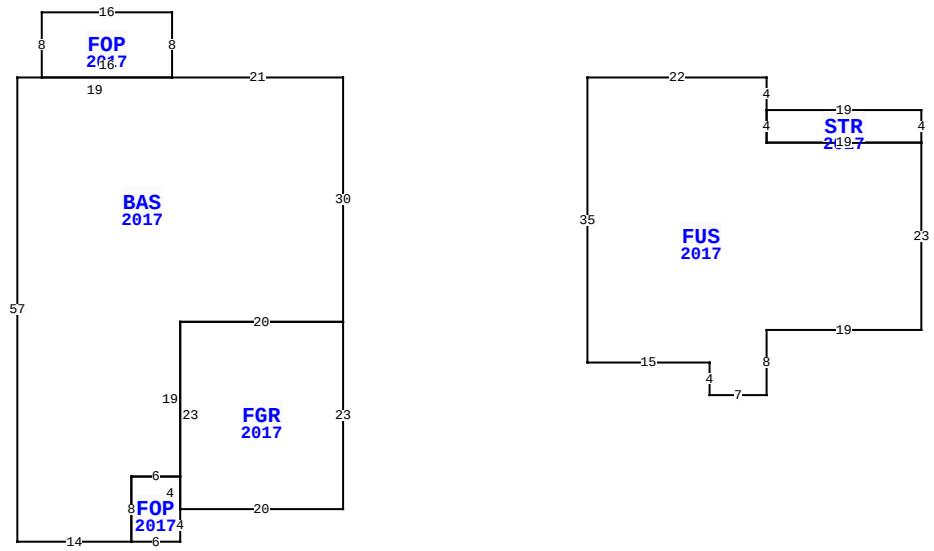
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	1,692	100	2017	1,692	187,889
FGR	460	55	2017	253	28,094
FOP	48	30	2017	14	1,555
FOP	128	30	2017	38	4,220
FUS	1,235	100	2017	1,235	137,142
STR	76	10	2017	8	889
TOTALS	3,639			3,240	359,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,240	114.4756	114.48	370,915	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2927 HX Base Yr 2018



86100 PRESERVE PL, 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		359,788
TOTAL MARKET OB/XF VALUE		10,009
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		419,797
SOH/AGL Deduction		134,687
ASSESSED VALUE		285,110
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,388
TOTAL JUST VALUE		419,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007555	CO ISSUED	0	08/22/2017
17001421	NEW CONSTR	343,015	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1431	8/25/2017	WD	Q	I	01	263,900

GRANTOR: SEDA CONST COMP SEMAN

GRANTEE: ATTAWAY ROBERT JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 FOP=[YR=2017] N8 W16 S8 E16$ W19 S57 E14 FOP=[YR=2017] E6 N4 FGR=[YR=2017] E20 N23 W20 S23 $ N4 W6 S8$ N8 E6 N19 E20 N30$ PTR=[YR=2017] E30 FUS=[YR=2017] E22 S4 STR=[YR=2017] E19 S4 W19 N4$ S4 E19 S23 W19 S8 W7 N4 W15 N35$ W30$.

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	0811	CONCRETE B	0	100	0	0	945.00	SF	5.20	5.20	100	2017	2017	3	96	4,717	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	98	4,704	

LAND DESCRIPTION

TOTAL OB/XF 10,009

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