LOT 42
IN OR 2203/1598
HIDEAWAY PHASE 1A PBK 8/134

FALASA JEANETTE
86105 PRESERVE PLACE
YULEE, FL 32097

2025

42-2N-27-4372-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

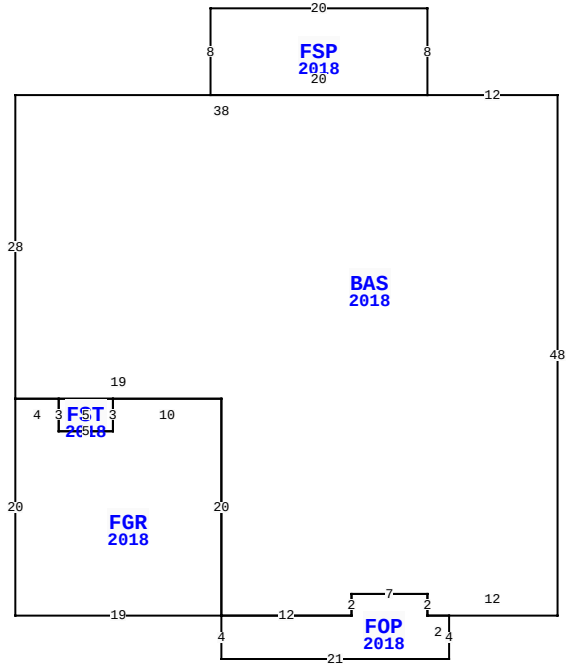
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,006	100	2018	2,006	235,614
FGR	365	55	2018	201	23,609
FOP	98	30	2018	29	3,406
FSP	160	40	2018	64	7,517
FST	15	55	2018	8	940
TOTALS	2,644			2,308	271,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	120.5890	120.59	278,322	2018	2018	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2019 Heated Area: 2006 HX Base Yr 2019



86105 PRESERVE PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,086
TOTAL MARKET OB/XF VALUE		4,994
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,080
SOH/AGL Deduction		96,722
ASSESSED VALUE		229,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,636
TOTAL JUST VALUE		326,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005733	CO ISSUED	0	06/06/2018
18000247	NEW CONSTR	258,589	01/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/1598	6/14/2018	WD	Q	I	01	228,700

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: FALASA JEANETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FSP=[YR=2018] N8 W20 S8 E20$ W38 S28 FGR=[YR=2018] S20 E19 FOP=[YR=2018] S4 E21 N4 W2 N2 W7 S2 W12$ N20 W10 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12 N48$.

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	990.00	SF	5.20	5.20	100	2018	2018	3	97	4,994	

LAND DESCRIPTION

TOTAL OB/XF 4,994

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