LOT 43
HIDEAWAY PHASE 1A PBK 8/134

SEAGRAVES JAMES & AMANDA
86117 PRESERVE PL
YULEE, FL 32097

2025

42-2N-27-4372-0043-0000

BUILDING CHARACTERISTICS

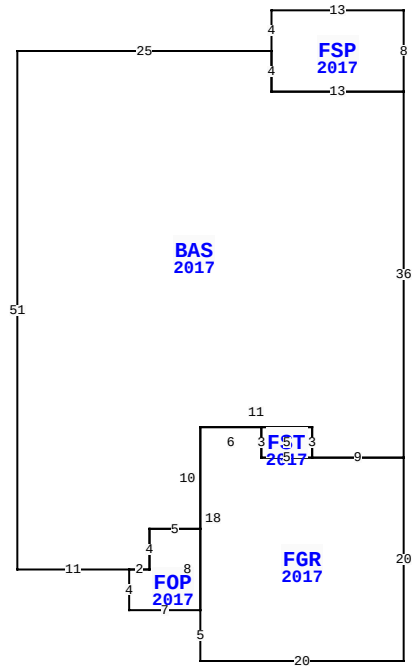
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,613	100	2017	1,613	198,773
FGR	418	55	2017	230	28,343
FOP	48	30	2017	14	1,725
FSP	104	40	2017	42	5,176
FST	15	55	2017	8	986
TOTALS	2,198			1,907	235,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	127.2383	127.24	242,647	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1613 HX Base Yr 2025



86117 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		235,004
TOTAL MARKET OB/XF VALUE		3,449
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		288,453
SOH/AGL Deduction		0
ASSESSED VALUE		288,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,731
TOTAL JUST VALUE		288,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001952	CO ISSUED	0	03/10/2017
B1632341	NEW CONSTR	204,516	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1703	2/23/2024	WD	Q	I	01	351,000
GRANTOR: MCCRACKEN MORGAN P &						
GRANTEE: SEAGRAVES JAMES & A						
2123/1912	5/31/2017	WD	Q	I	01	215,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCCRACKEN MORGAN P						

BUILDING NOTES

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	691.00	SF	5.20	5.20	100	2017	2017	3	96	3,449	

BUILDING DIMENSIONS

FSP=[YR=2017] W13 S4 BAS=[YR=2017] W25 S51 E11
FOP=[YR=2017] S4 E7 FGR=[YR=2017] S5 E20 N20 W9
FST=[YR=2017] N3 W5 S3 E5$ W5 N3 W6 S18$ N8 W5 S4 W2$ E2 N4 E5 N10 E11 S3 E9 N36W13 N4$ S4 E13 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 3,449

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