LOT 46
HIDEAWAY PHASE 1A PBK 8/134

WILES BENJAMIN/DAVIS MONIFAH
86153 PRESERVE PLACE
YULEE, FL 32097

2025

42-2N-27-4372-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

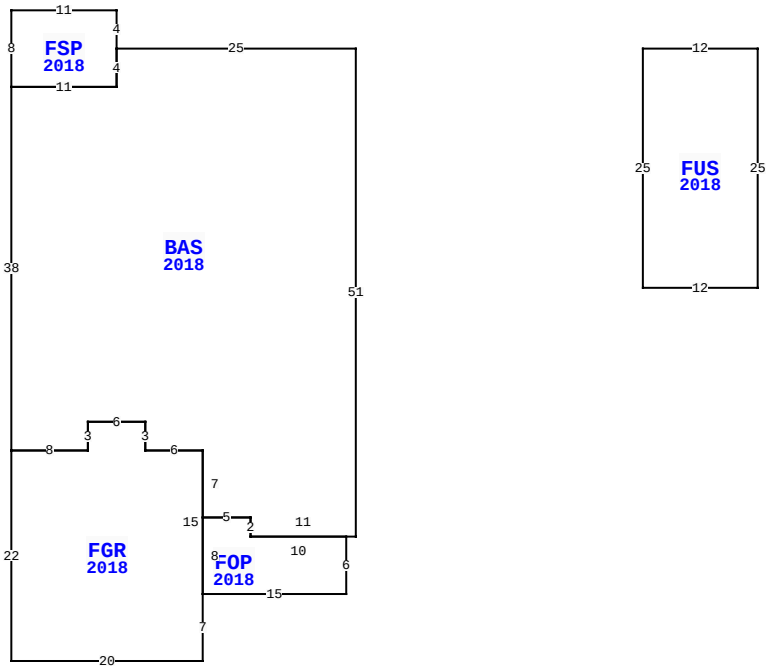
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	2018	1,584	206,254
FGR	458	55	2018	252	32,814
FOP	100	30	2018	30	3,907
FSP	88	40	2018	35	4,557
FUS	300	100	2018	300	39,063
TOTALS	2,530			2,201	286,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	133.5495	133.55	293,944	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1884 HX Base Yr



86153 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		286,595
TOTAL MARKET OB/XF VALUE		8,230
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		344,825
SOH/AGL Deduction		18,265
ASSESSED VALUE		326,560
TOTAL EXEMPTION VALUE	13	326,560
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		344,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003228	CO ISSUED	0	03/29/2018
17009494	NEW CONSTR	259,519	10/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0023	11/05/2020	WD	Q	I	01	279,000
GRANTOR: SLAMA MATTHEW R & KAT						
GRANTEE: WILES BENJAMIN & MO						
2187/1872	3/30/2018	WD	Q	I	02	240,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SLAMA MATTHEW R & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] N4 W11 S8 E11 N4$ S4 W11 S38 FGR=[YR=2018] S22 E20 N7 FOP=[YR=2018] E15 N6 W10 N2 W5 S8$ N15 W6 N3 W6 S3 W8$ E8 N3 E6 S3 E6 S7 E5 S2 E11 N51$ PTR=[YR=2018] E30 FUS=[YR=2018] E12 S25 W12 N25$ 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	0810	CONCRETE A	0	100	0	0	533.00	SF	6.50	6.50	100	2018	2018	3	97	3,361	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2018	2018	3	92	4,593	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,230

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS