LOT 6
HIDEAWAY PHASE 1B PBK 8/301

PEARSALL JAMES & MARYANN REVOCABLE TRUST/PEARSALL
86193 TRANQUIL CT
FERNANDINA BEACH, FL 32097

2025

42-2N-27-4373-0006-0000

BUILDING CHARACTERISTICS

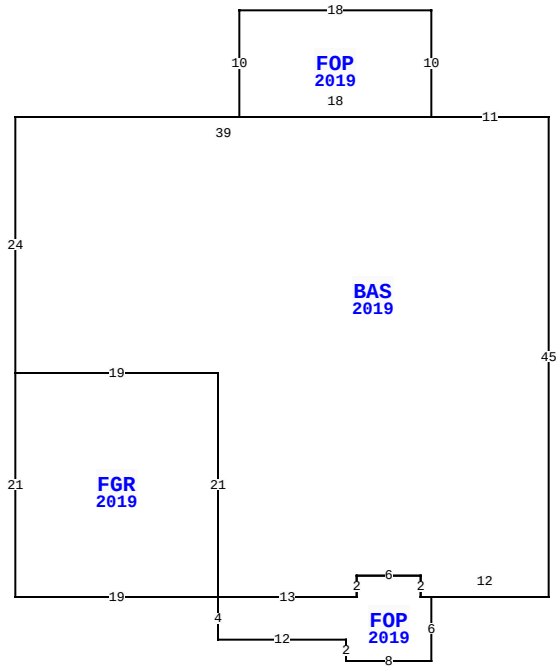
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4071.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	2019	1,839	237,839
FGR	399	55	2019	219	28,323
FOP	108	30	2019	32	4,139
FOP	180	30	2019	54	6,983
TOTALS	2,526			2,144	277,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	131.9717	131.97	282,944	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1839 HX Base Yr 2025



86193 TRANQUIL CT, 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		277,285
TOTAL MARKET OB/XF VALUE		4,267
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		331,552
SOH/AGL Deduction		0
ASSESSED VALUE		331,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,830
TOTAL JUST VALUE		331,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000057	CO ISSUED	0	01/03/2020
19009253	NEW CONSTR	251,271	08/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1753	10/03/2022	WD	U	I	11	100
GRANTOR: PEARSALL JAMES D & MA						
GRANTEE: PEARSALL JAMES & MA						
2583/1771	8/10/2022	WD	U	I	11	100
GRANTOR: PEARSALL JAMES S & MA						
GRANTEE: PEARSALL JAMES & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N10 W18 S10 E18$ W39 S24
FGR=[YR=2019] S21 E19 FOP=[YR=2019] S4 E12 S2 E8 N6 W1 N2
W6 S2 W13$ N21 W19$ E19 S21 E13 N2 E6 S2 E12 N45$.

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	846.00	SF	5.20	5.20	100	2019	2019	3	97	4,267	

LAND DESCRIPTION

TOTAL OB/XF 4,267

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 12/20/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS