LOT 7
HIDEAWAY PHASE 1B PBK 8/301

GRANIERI JOSEPH B JR & DONNA P
86199 TRANQUIL CT
YULEE, FL 32097

2025

42-2N-27-4373-0007-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

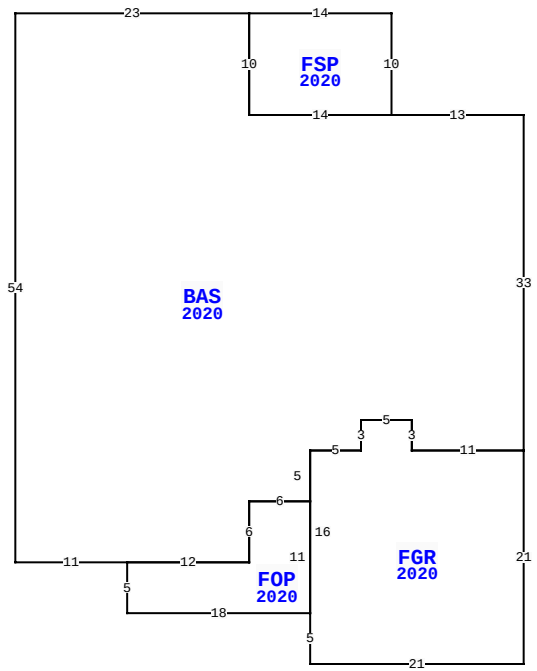
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2020	2,148	271,179
FGR	456	55	2020	251	31,688
FOP	126	30	2020	38	4,797
FSP	140	40	2020	56	7,070
TOTALS	2,870			2,493	314,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,493	128.1744	128.17	319,528	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2148 HX Base Yr 2021



86199 TRANQUIL CT, 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		314,735
TOTAL MARKET OB/XF VALUE		4,892
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		369,627
SOH/AGL Deduction		90,171
ASSESSED VALUE		279,456
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		223,734
TOTAL JUST VALUE		369,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007438	CO ISSUED	0	08/19/2020
C0002646	NEW CONSTR	290,795	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0845	11/13/2020	WD	Q	I	01	293,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GRANIERI JOSEPH B J						
2365/1104	6/01/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] N10 W14 S10 E14$ W14 N10 W23 S54 E11 FOP=[YR=2020] S5 E18 FGR=[YR=2020] S5 E21 N21 W11 N3 W5 S3 W5 S16$ N11 W6 S6 W12$ E12 N6 E6 N5 E5 N3 E5 S3 E11 N33$.

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	960.00	SF	5.20	5.20	100	2020	2020	3	98	4,892	

LAND DESCRIPTION

TOTAL OB/XF 4,892

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 10/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS