LOT 8
HIDEAWAY PHASE 1B PBK 8/301

PENICHE EDWARD F & JULIE M
86198 TRANQUIL COURT
YULEE, FL 32097

2025

42-2N-27-4373-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

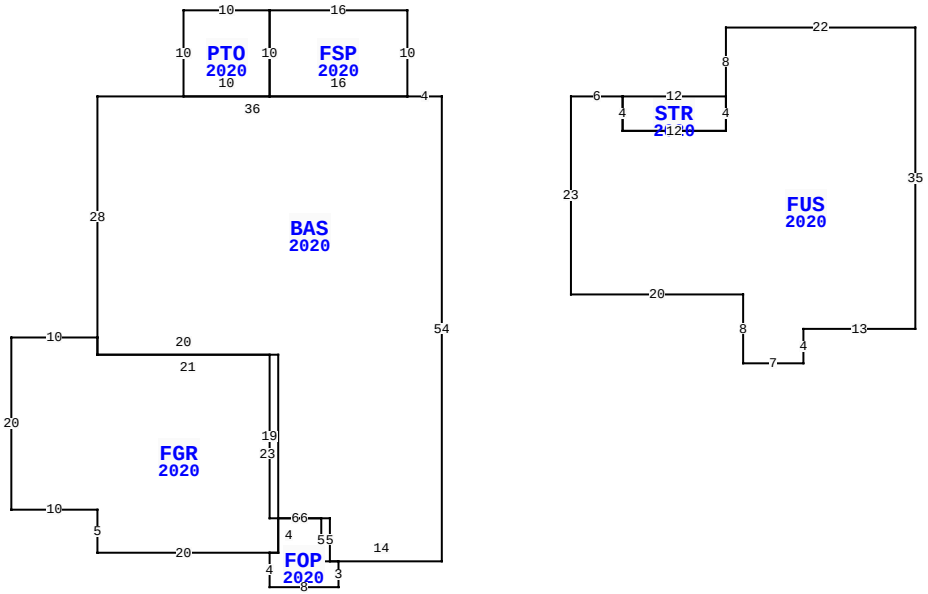
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	190,008
FGR	683	55	2020	376	43,299
FOP	55	30	2020	16	1,843
FSP	160	40	2020	64	7,370
FUS	1,156	100	2020	1,156	133,121
PTO	100	5	2020	5	576
STR	48	10	2020	5	576
TOTALS	3,852			3,272	376,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,272	116.9090	116.91	382,530	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2021 Heated Area: 2806 HX Base Yr 2021



86198 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		376,792
TOTAL MARKET OB/XF VALUE		5,562
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		432,354
SOH/AGL Deduction		105,174
ASSESSED VALUE		327,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,458
TOTAL JUST VALUE		432,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001213	NEW CONSTR	379,701	02/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0913	7/02/2020	WD	Q	I	01	314,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PENICHE EDWARD F &						
2354/1126	4/16/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4 FSP=[YR=2020] N10 W16 PTO=[YR=2020] W10 S10 E10 N10$ S10 E16$W36 S28 FGR=[YR=2020] W10 S20 E10 S5 E20 FOP=[YR=2020] S4 E8 N3 W1 N5 W6 S4 W1$ E1 N23 W21 N2$ S2 E20 S19 E6 S5 E14 N54$ PTR=E15 FUS=[YR=2020] S23 E20 S8 E7 N4 E13 N35 W22 S8 STR=[YR=2020] W12 S4 E12 N4$ S4 W12 N4 W6$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,419.00	SF	4.00	4.00	100	2020	2020	3	98	5,562	

LAND DESCRIPTION

TOTAL OB/XF 5,562

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