LOT 10
HIDEAWAY PHASE 1B PBK 8/301

MCBRIDE RACHEL L & JACOB D
86186 TRANQUIL CT
YULEE, FL 32097

2025

42-2N-27-4373-0010-0000

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	13	LVT/LAMNT 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

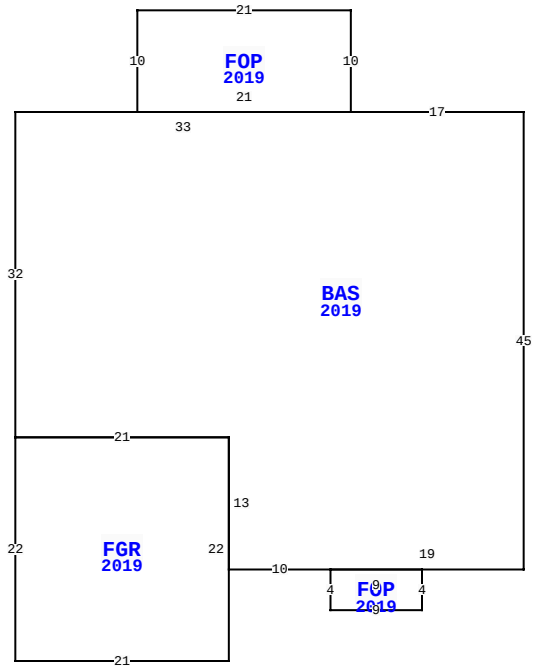
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	2019	1,977	238,869
FGR	462	55	2019	254	30,690
FOP	36	30	2019	11	1,329
FOP	210	30	2019	63	7,612
TOTALS	2,685			2,305	278,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	123.2938	123.29	284,183	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1977 HX Base Yr 2025



86186 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		278,499
TOTAL MARKET OB/XF VALUE		2,810
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		331,309
SOH/AGL Deduction		0
ASSESSED VALUE		331,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,587
TOTAL JUST VALUE		331,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000058	CO ISSUED	0	01/03/2020
B1909598	NEW CONSTR	272,010	09/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/1395	4/09/2024	WD	Q	I	01	370,000
GRANTOR: OLSTAD JACE DANIEL &						
GRANTEE: MCBRIDE RACHEL L &						
2349/1538	3/20/2020	WD	Q	I	01	254,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OLSTAD JACE DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N10 W21 S10 E21$ W33 S32
FGR=[YR=2019] S22 E21 N22 W21$ E21 S13 E10 FOP=[YR=2019] S4
E9 N4 W9$ E19 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	557.00	SF	5.20	5.20	100	2019	2019	3	97	2,810	

LAND DESCRIPTION

TOTAL OB/XF 2,810

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