LOT 11
HIDEAWAY PHASE 1B PBK 8/301

CASSIDY JOYCE A
86180 TRANQUIL CT
YULEE, FL 32097

2025

42-2N-27-4373-0011-0000

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

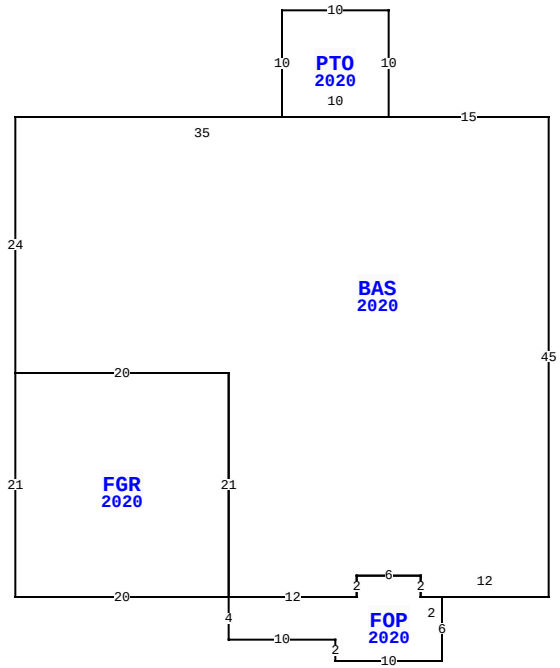
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2020	1,818	236,322
FGR	420	55	2020	231	30,028
FOP	112	30	2020	34	4,420
PTO	100	5	2020	5	650
TOTALS	2,450			2,088	271,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	131.9717	131.97	275,553	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1818 HX Base Yr 2021



86180 TRANQUIL CT, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,420
TOTAL MARKET OB/XF VALUE		3,496
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		324,916
SOH/AGL Deduction		132,271
ASSESSED VALUE		192,645
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,923
TOTAL JUST VALUE		324,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001812	CO ISSUED	0	07/27/2020
20001812	NEW CONSTR	246,759	04/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1572	8/06/2020	WD	Q	I	01	238,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CASSIDY JOYCE A						
2362/0473	5/12/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 PTO=[YR=2020] N10 W10 S10 E10$ W35 S24 FGR=[YR=2020] S21 E20 FOP=[YR=2020] S4 E10 S2 E10 N6 W2 N2 W6 S2 W12$ N21 W20$ E20 S21 E12 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	686.00	SF	5.20	5.20	100	2020	2020	3	98	3,496	

LAND DESCRIPTION

TOTAL OB/XF 3,496

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