LOT 26
HIDEAWAY PHASE 1B PBK 8/301

DOEGE WALTER & AIMEE
86601 ILLUSIVE LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0026-0000

BUILDING CHARACTERISTICS

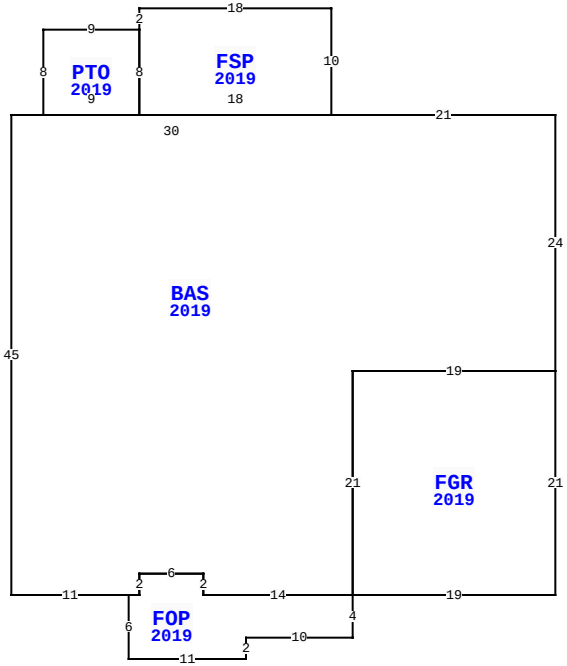
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,884	100	2019	1,884	232,839
FGR	399	55	2019	219	27,066
FOP	118	30	2019	35	4,326
FSP	180	40	2019	72	8,898
PTO	72	5	2019	4	494
TOTALS	2,653			2,214	273,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	126.1113	126.11	279,208	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1884 HX Base Yr



86601 ILLUSIVE LAKE 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	273,624
TOTAL MARKET OB/XF VALUE	4,073
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	327,697
SOH/AGL Deduction	0
ASSESSED VALUE	327,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,697
TOTAL JUST VALUE	327,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000134	CO ISSUED	0	01/29/2019
18008610	NEW CONSTR	245,952	08/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1520	6/25/2021	WD	Q	I	01	310,000
GRANTOR: DROST GUY MICHAEL JR						
GRANTEE: DOEGE WALTER & AIME						
2278/0117	5/29/2019	WD	Q	I	01	249,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DROST GUY MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FSP=[YR=2019] N10 W18 S2 PTO=[YR=2019] W9 S8 E9 N8$ S8 E18$ W30 S45 E11 FOP=[YR=2019] S6 E11 N2 E10 N4 W14 N2 W6 S2 W1$E1 N2 E6 S2 E14 FGR=[YR=2019] E19 N21 W19 S21$ N21 E19 N24$.

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	0810	CONCRETE A	0	0	0	0	646.00	SF	6.50	6.50	100	2019	2019	3	97	4,073	

LAND DESCRIPTION

TOTAL OB/XF 4,073

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS