LOT 27
HIDEAWAY PHASE 1B PBK 8/301

WALLACE JAMES D JR & SUSANNA A
86607 ILLUSIVE LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0027-0000

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		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

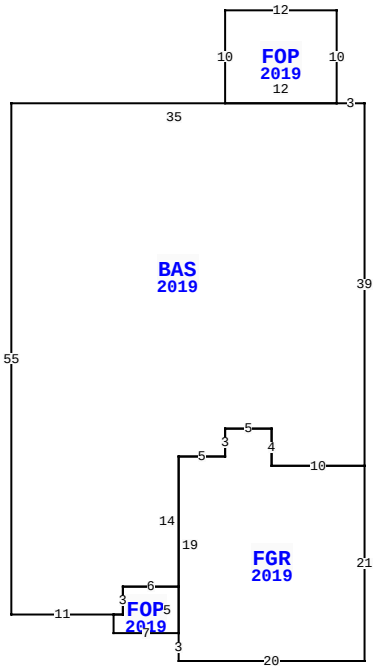
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	2019	1,727	225,267
FGR	445	55	2019	245	31,958
FOP	32	30	2019	10	1,304
FOP	120	30	2019	36	4,696
TOTALS	2,324			2,018	263,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	133.0987	133.10	268,596	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1727 HX Base Yr 2024



86607 ILLUSIVE LAKE 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		263,224
TOTAL MARKET OB/XF VALUE		3,272
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,496
SOH/AGL Deduction		3,027
ASSESSED VALUE		313,469
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,747
TOTAL JUST VALUE		316,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19114478	CO ISSUED	0	10/31/2019
19005958	NEW CONSTR	309,497	07/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1992	3/28/2023	WD	Q	I	01	335,000
GRANTOR: GONZALEZ PEDRO LUIS						
GRANTEE: WALLACE JAMES DANIE						
2327/0566	12/20/2019	WD	Q	I	01	239,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GONZALEZ PEDRO LUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 FOP=[YR=2019] N10 W12 S10 E12$ W35 S55 E11 FOP=[YR=2019] S2 E7 FGR=[YR=2019] S3 E20 N21 W10 N4 W5 S3 W5 S19$ N5 W6 S3 W1$ E1 N3 E6 N14 E5 N3 E5 S4 E10 N39$.

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	100	0	0	519.00	SF	6.50	6.50	100	2019	2019	3	97	3,272	

LAND DESCRIPTION

TOTAL OB/XF 3,272

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