LOT 29
HIDEAWAY PHASE 1B PBK 8/301

KOONS CLIFFORD &/ANDRA EVI A
86619 ILLUSIVE LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0029-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

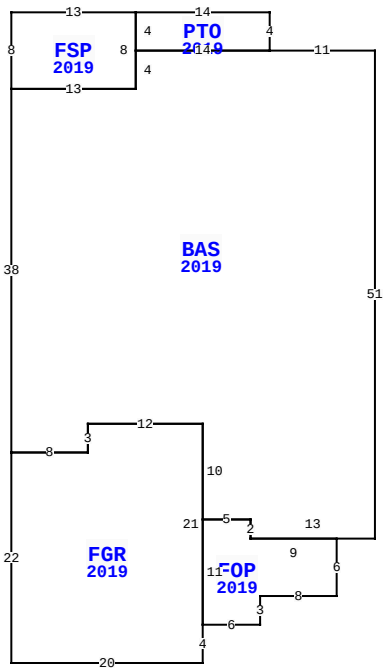
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	2019	1,660	213,599
FGR	476	55	2019	262	33,713
FOP	112	30	2019	34	4,375
FSP	104	40	2019	42	5,405
PTO	56	5	2019	3	386
TOTALS	2,408			2,001	257,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	131.2955	131.30	262,731	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1660 HX Base Yr 2020



86619 ILLUSIVE LAKE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,476
TOTAL MARKET OB/XF VALUE		5,435
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		312,911
SOH/AGL Deduction		88,806
ASSESSED VALUE		224,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,383
TOTAL JUST VALUE		312,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1810496	CO ISSUED	0	03/11/2019
18010496	NEW CONSTR	269,701	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/1888	3/25/2019	WD	Q	I	02	276,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KOONS CLIFFORD & EV						
2230/0628	10/11/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11PTO=[YR=2019] N4 W14 FSP=[YR=2019] W13 S8 E13 N8 $ S4 E14 $ W14 S4 W13 S38 FGR=[YR=2019] S22 E20 N4 FOP=[YR=2019] E6 N3 E8 N6 W9 N2 W5 S11$ N21 W12 S3 W8$ E8 N3 E12 S10 E5 S2 E13 N51$.

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	862.00	SF	6.50	6.50	100	2019	2019	3	97	5,435	

LAND DESCRIPTION

TOTAL OB/XF 5,435

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 04/08/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS