LOT 30
HIDEAWAY PHASE 1B PBK 8/301

BERG LINDSAY
86625 ILLUSIVE LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0030-0000

BUILDING CHARACTERISTICS

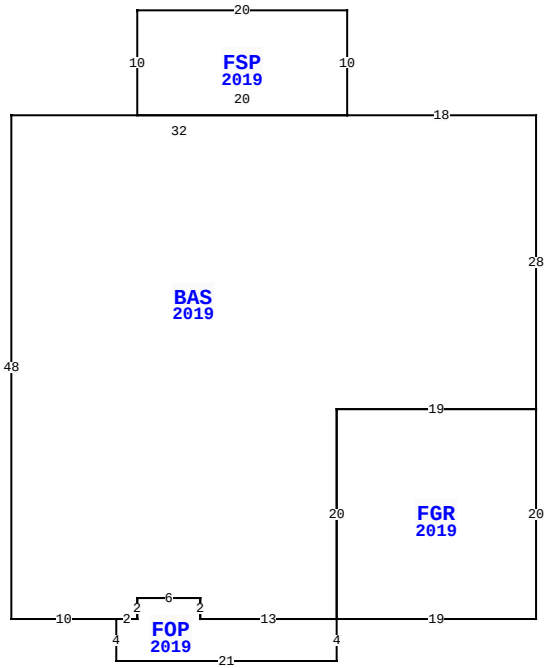
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,008	100	2019	2,008	247,821
FGR	380	55	2019	209	25,794
FOP	96	30	2019	29	3,579
FSP	200	40	2019	80	9,873
TOTALS	2,684			2,326	287,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	125.9986	126.00	293,076	2019	2019	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2024 Heated Area: 2008 HX Base Yr 2024



86625 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		287,068
TOTAL MARKET OB/XF VALUE		5,180
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		342,248
SOH/AGL Deduction		3,357
ASSESSED VALUE		338,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,169
TOTAL JUST VALUE		342,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001125	CO ISSUED	0	02/05/2019
18007111	NEW CONSTR	263,768	07/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/18	7/28/2023	WD	Q	I	01	395,000
GRANTOR: JOHNS DWAYNE B						
GRANTEE: BERG LINDSAY						
2315/1329	10/19/2019	WD	U	I	16	132,700
GRANTOR: JOHNS DWAYNE B & LOUI						
GRANTEE: JOHNS DWAYNE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FSP=[YR=2019] N10 W20 S10 E20$ W32 S48 E10
FOP=[YR=2019] S4 E21 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13
FGR=[YR=2019] E19 N20 W19 S20$ N20 E19 N28$.

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	1,027.00	SF	5.20	5.20	100	2019	2019	3	97	5,180	

LAND DESCRIPTION

TOTAL OB/XF 5,180

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