LOT 31
HIDEAWAY PHASE 1B PBK 8/301

PIEGARI KENNETH V & ALYSSA L
86624 ILLUSIVE LAKE COURT
YULEE, FL 32097

2025

42-2N-27-4373-0031-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

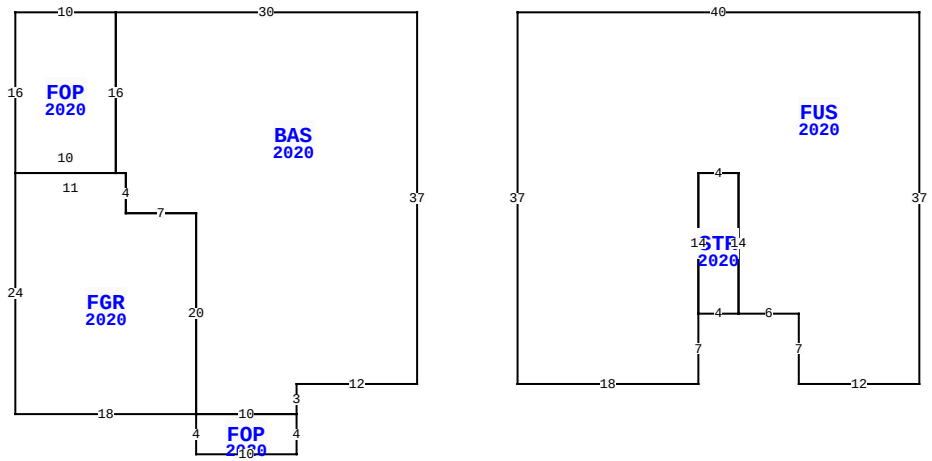
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2020	1,000	124,514
FGR	404	55	2020	222	27,642
FOP	40	30	2020	12	1,494
FOP	160	30	2020	48	5,977
FUS	1,354	100	2020	1,354	168,592
STR	56	10	2020	6	747
TOTALS	3,014			2,642	328,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	126.4080	126.41	333,975	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2354 HX Base Yr 2021



86624 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		328,965
TOTAL MARKET OB/XF VALUE		7,992
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		386,957
SOH/AGL Deduction		94,376
ASSESSED VALUE		292,581
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,859
TOTAL JUST VALUE		386,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008396	CO ISSUED	0	09/14/2020
20003367	NEW CONSTR	311,572	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1795	9/25/2020	WD	Q	I	02	304,857
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PIEGARI KENNETH V &						
2374/0699	7/07/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2020] W10 S16 FGR=[YR=2020] S24 E18 N20 W7 N4 W11$ E10 N16$ S16 E1 S4 E7 S20 FOP=[YR=2020] S4 E10 N4 W10$ E10 N3 E12 N37$ PTR=E10 FUS=[YR=2020] S37 E18 N7 STR=[YR=2020] E4 N14 W4 S14$ N14 E4 S14 E6 S7 E12 N37 W40$ W10$.

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	848.00	SF	5.20	5.20	100	2020	2020	3	98	4,321	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
3	0471	VINYL FNC	0	100	0	0	102.00	LF	32.00	32.00	100	2020	2020	3	95	3,101	

LAND DESCRIPTION

TOTAL OB/XF 7,992

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