LOT 32
HIDEAWAY PHASE 1B PBK 8/301

PLEDGER PATRICIA A
86618 ILLUSIVE LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0032-0000

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

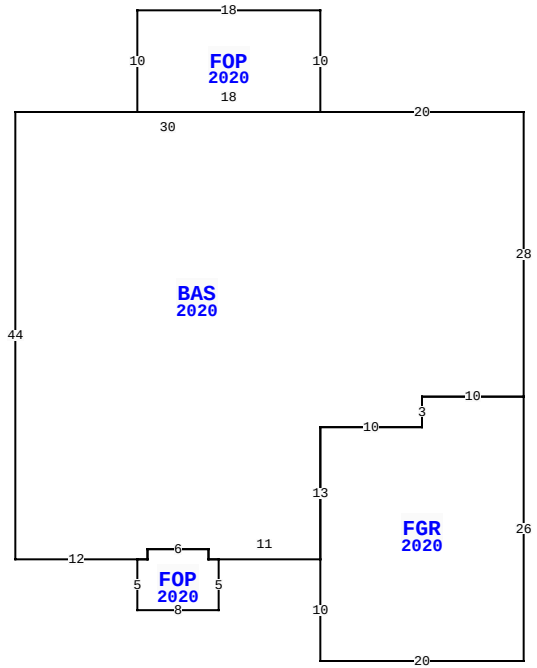
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2020	1,904	247,502
FGR	490	55	2020	270	35,098
FOP	46	30	2020	14	1,820
FOP	180	30	2020	54	7,019
TOTALS	2,620			2,242	291,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	131.9717	131.97	295,877	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1904 HX Base Yr



86618 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	291,439
TOTAL MARKET OB/XF VALUE	3,129
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	344,568
SOH/AGL Deduction	0
ASSESSED VALUE	344,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,568
TOTAL JUST VALUE	344,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008158	CO ISSUED	0	09/04/2020
20003071	NEW CONSTR	263,077	05/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/0843	2/18/2021	WD	Q	I	01	286,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLEDGER PATRICIA A						
2371/0377	6/24/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FOP=[YR=2020] N10 W18 S10 E18$ W30 S44 E12
FOP=[YR=2020] S5 E8 N5 W1 N1 W6 S1 W1$ E1 N1 E6 S1 E11
FGR=[YR=2020] S10 E20 N26 W10 S3 W10 S13$ N13 E10 N3 E10
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	0	0	0	614.00	SF	5.20	5.20	100	2020	2020	3	98	3,129	

LAND DESCRIPTION

TOTAL OB/XF 3,129

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 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