LOT 34
HIDEAWAY PHASE 1B PBK 8/301

LEE ANNA E
86606 ILLUSIVE LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0034-0000

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

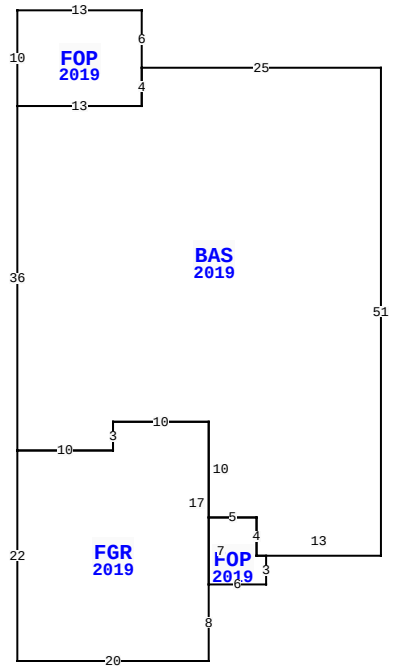
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2019	1,616	210,788
FGR	470	55	2019	258	33,653
FOP	38	30	2019	11	1,435
FOP	130	30	2019	39	5,087
TOTALS	2,254			1,924	250,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	133.0987	133.10	256,084	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1616 HX Base Yr 2021



86606 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		250,962
TOTAL MARKET OB/XF VALUE		3,316
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		304,278
SOH/AGL Deduction		72,993
ASSESSED VALUE		231,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,563
TOTAL JUST VALUE		304,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809524	CO ISSUED	0	03/06/2019
18009524	NEW CONSTR	0	09/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/1417	5/04/2020	WD	Q	I	01	240,000
GRANTOR: KLINGMAN KYLE S & APR						
GRANTEE: LEE ANNA E						
2274/0603	5/10/2019	WD	Q	I	01	229,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KLINGMAN KYLKE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N6 W13 S10 E13 N4$ S4 W13 S36 FGR=[YR=2019] S22 E20 N8 FOP=[YR=2019] E6 N3 W1 N4 W5 S7$ N17 W10 S3 W10$ E10 N3 E10 S10 E5 S4 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	526.00	SF	6.50	6.50	100	2019	2019	3	97	3,316	

LAND DESCRIPTION

TOTAL OB/XF 3,316

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 04/03/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS