LOT 35
HIDEAWAY PHASE 1B PBK 8/301

WARD DONALD G & SHAUNA L
86600 ILLUSIVE LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

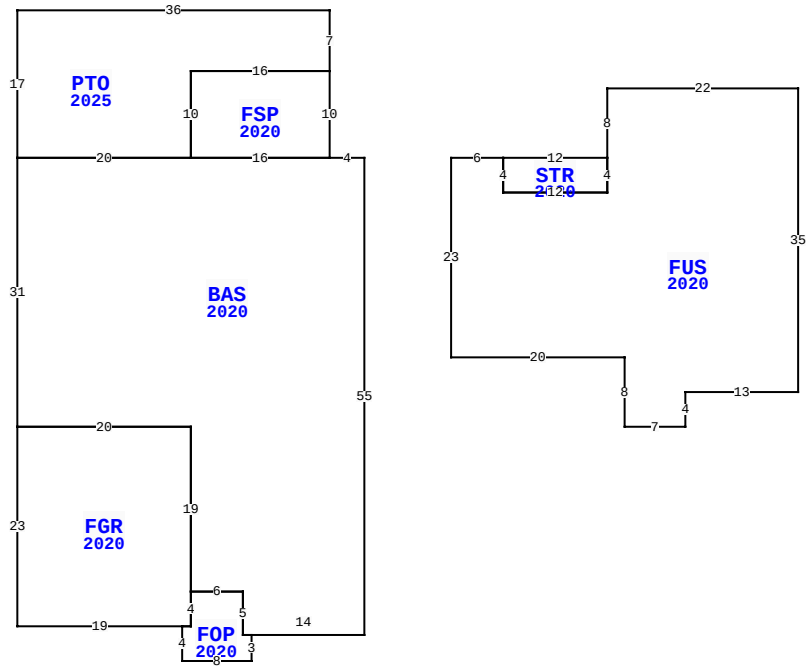
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	2020	1,690	184,926
FGR	460	55	2020	253	27,684
FOP	55	30	2020	16	1,750
FSP	160	40	2020	64	7,003
FUS	1,156	100	2020	1,156	126,494
PTO	452	5	2025	23	2,517
STR	48	10	2020	5	547
TOTALS	4,021			3,207	350,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,207	111.0900	111.09	356,266	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2846 HX Base Yr 2021



86600 ILLUSIVE LAKE CT, YULEE

BLD DATE		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		350,922
TOTAL MARKET OB/XF VALUE		17,151
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		418,073
SOH/AGL Deduction		94,763
ASSESSED VALUE		323,310
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		267,588
TOTAL JUST VALUE		418,073
NCON VALUE		10,428
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006352	36X17 SCREEN ENCL	12,500	05/28/2024
20000538	NEW CONSTR	369,655	01/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0585	9/11/2020	WD	Q	I	01	302,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARD DONALD G & SHA						
2342/0617	2/24/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

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	588.00	SF	6.50	6.50	100	2020	2020	3	98	3,746	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2020	2020	3	95	4,925	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
4	0911	SCRN RM A	0	100	0	0	452.00	SF	17.50	17.50	100	2025	2024		100	7,910	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W4 W16 W20 S31 E20 S19 E6 S5 E14 N55 $
FUS=[YR=2020;ORIG=10,0] S23 E20 S8 E7 N4 E13 N35 W22 S8 S4 W12 N4 W6 $
FGR=[YR=2020;ORIG=-40,31] S23 E19 E1 N4 N19 W20 $
PTO=[YR=2025;LABEL=pavers;ORIG=-4,-17] S7 W16 S10 W20 N17 E36 $
FSP=[YR=2020;ORIG=-4,0] N10 W16 S10 E16 $
FOP=[YR=2020;ORIG=-21,54] S4 E8 N3 W1 N5 W6 S4 W1 $
STR=[YR=2020;ORIG=28,0] W12 S4 E12 N4 $
PTR=[ORIG=0,0] E10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,151

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 09/24/2024 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS