LOT 36
HIDEAWAY PHASE 1B PBK 8/301

HARLEY ROBERT M
86631 SERENITY LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0036-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

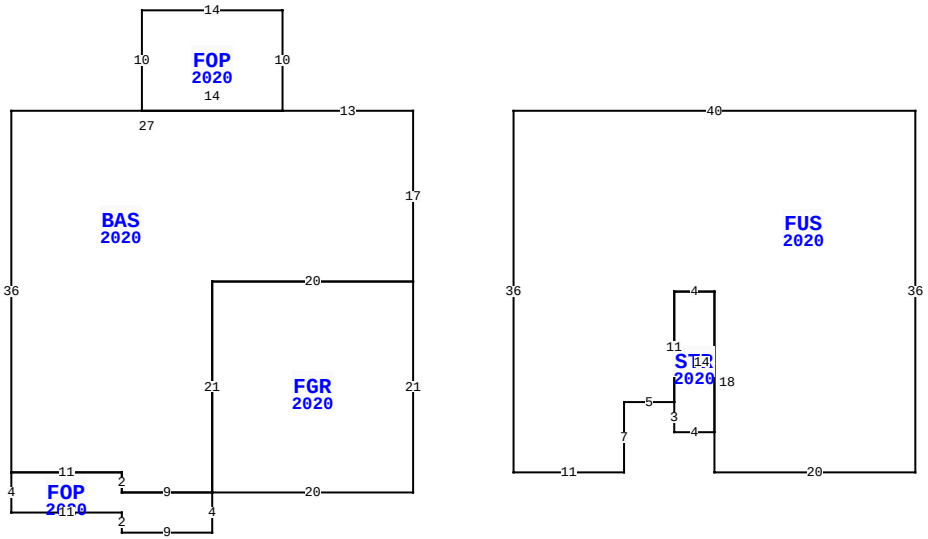
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	2020	1,078	128,948
FGR	420	55	2020	231	27,632
FOP	80	30	2020	24	2,871
FOP	140	30	2020	42	5,024
FUS	1,333	100	2020	1,333	159,452
STR	56	10	2020	6	718
TOTALS	3,107			2,714	324,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	121.4400	121.44	329,588	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2411 HX Base Yr



86631 SERENITY 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	324,644
TOTAL MARKET OB/XF VALUE	3,625
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	378,269
SOH/AGL Deduction	6,024
ASSESSED VALUE	372,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,245
TOTAL JUST VALUE	378,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008246	CO ISSUED	0	09/08/2020
20003397	NEW CONSTR	316,580	06/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1447	10/28/2020	WD	Q	I	01	274,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARLEY ROBERT M						
2365/1074	6/01/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] N10 W14 S10 E14$ W27 S36
FOP=[YR=2020] S4 E11 S2 E9 N4 W9 N2 W11$ E11 S2 E9
FGR=[YR=2020] E20 N21 W20 S21$ N21 E20 N17$ PTR=E10
FUS=[YR=2020] S36 E11 N7 E5 STR=[YR=2020] S3 E4 N14 W4 S11$
N11 E4 S18 E20 N36 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	0810	CONCRETE A	0	0	0	0	569.00	SF	6.50	6.50	100	2020	2020	3	98	3,625	

LAND DESCRIPTION

TOTAL OB/XF 3,625

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