LOT 37
HIDEAWAY PHASE 1B PBK 8/301

CEARNEL ALEJANDRO O & SARA E
86637 SERENITY LAKE COURT
YULEE, FL 32097

2025

42-2N-27-4373-0037-0000

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	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

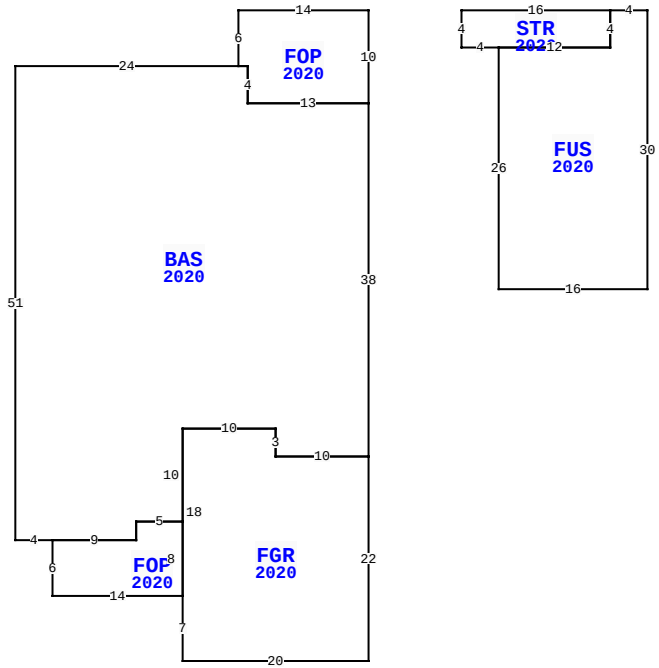
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	2020	1,666	207,129
FGR	470	55	2020	258	32,077
FOP	94	30	2020	28	3,481
FOP	136	30	2020	41	5,097
FUS	432	100	2020	432	53,709
STR	64	10	2020	6	746
TOTALS	2,862			2,431	302,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	126.2240	126.22	306,841	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2098 HX Base Yr 2021



86637 SERENITY 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		302,238
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,633
SOH/AGL Deduction		86,654
ASSESSED VALUE		268,979
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,257
TOTAL JUST VALUE		355,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1908464	CO ISSUED	0	01/23/2020
B1911069	NEW CONSTR	275,141	10/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0961	3/31/2020	WD	Q	I	01	268,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CEARNEL ALEJANDRO O						
2346/0663	3/03/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W14 S6 BAS=[YR=2020] W24 S51 E4 FOP=[YR=2020] S6 E14 FGR=[YR=2020] S7 E20 N22 W10 N3 W10 S18$ N8 W5 S2 W9$ E9 N2 E5 N10 E10 S3 E10 N38 W13 N4 W1$ E1 S4 E13 N10 $ PTR=E10 STR=[YR=2020] S4 E4 FUS=[YR=2020] S26 E16 N30 W4 S4 W12$ E12 N4 W16$ 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	100	0	0	533.00	SF	6.50	6.50	100	2020	2020	3	98	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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 03/05/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS