LOT 38
HIDEAWAY PHASE 1B PBK 8/301

GEST KARIN
86643 SERENITY LAKE COURT
YULEE, FL 32097

2025

42-2N-27-4373-0038-0000

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 60
Interior Floo	14	CARPET 40
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

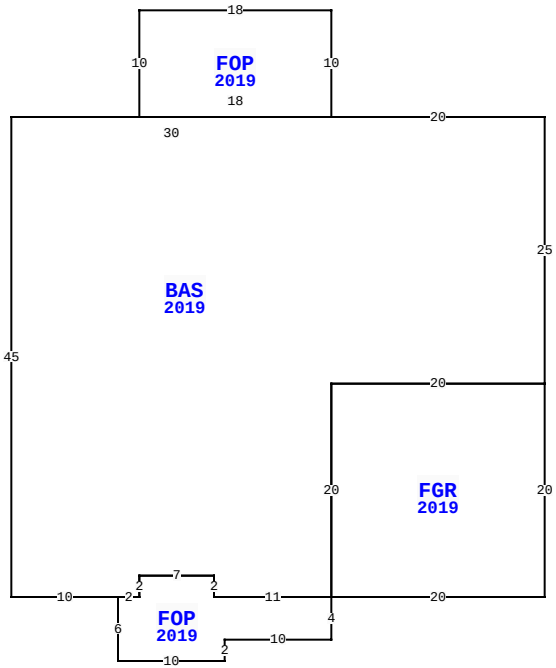
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2019	1,836	234,824
FGR	400	55	2019	220	28,138
FOP	114	30	2019	34	4,348
FOP	180	30	2019	54	6,907
TOTALS	2,530			2,144	274,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	130.5066	130.51	279,813	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1836 HX Base Yr 2020



86643 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		274,217
TOTAL MARKET OB/XF VALUE		4,123
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		328,340
SOH/AGL Deduction		93,169
ASSESSED VALUE		235,171
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		134,449
TOTAL JUST VALUE		328,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007483	CO ISSUED	0	07/12/2019
B1903313	NEW CONSTR	251,441	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1250	8/09/2019	WD	Q	I	02	237,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GEST KARIN						
2269/1246	4/18/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18$ W30 S45 E10 FOP=[YR=2019] S6 E10 N2 E10 N4 W11 N2 W7 S2 W2$ E2 N2 E7 S2 E11 FGR=[YR=2019] E20 N20 W20 S20$ N20 E20 N25$.

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	654.00	SF	6.50	6.50	100	2019	2019	3	97	4,123	

LAND DESCRIPTION

TOTAL OB/XF 4,123

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 08/01/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS