LOT 39
HIDEAWAY PHASE 1B PBK 8/301

MALDONADO VICTOR M A/DE LA NOCEDA LISANDRA M H G
86649 SERENITY LAKE COURT
YULEE, FL 32097

2025

42-2N-27-4373-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

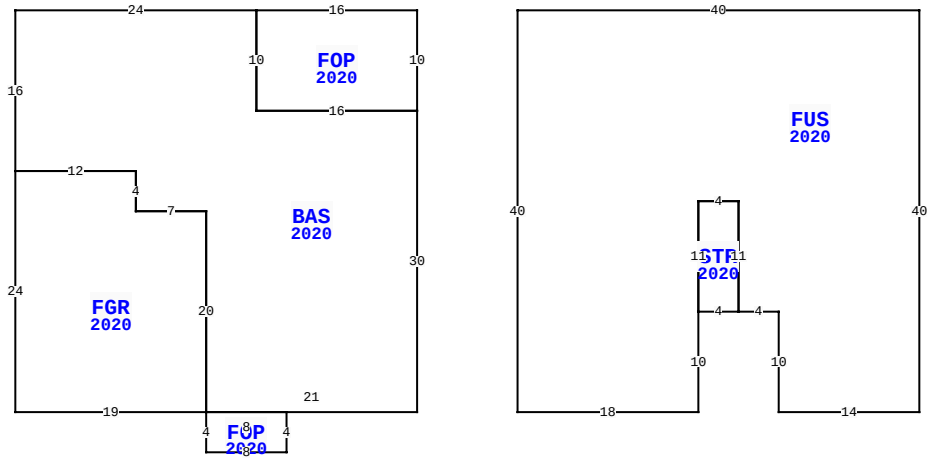
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	2020	1,012	118,851
FGR	428	55	2020	235	27,599
FOP	32	30	2020	10	1,174
FOP	160	30	2020	48	5,637
FUS	1,476	100	2020	1,476	173,343
STR	44	10	2020	4	470
TOTALS	3,152			2,785	327,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,785	119.2320	119.23	332,056	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2488 HX Base Yr 2022



86649 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		327,075
TOTAL MARKET OB/XF VALUE		3,995
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		381,070
SOH/AGL Deduction		64,293
ASSESSED VALUE		316,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,055
TOTAL JUST VALUE		381,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009745	CO ISSUED	0	10/15/2020
20004269	NEW CONSTR	330,434	07/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0962	1/06/2021	WD	Q	I	01	320,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MALDONADO VICTOR M						
2386/0642	8/21/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W16 BAS=[YR=2020] W24 S16 FGR=[YR=2020] S24 E19 N20 W7 N4 W12$ E12 S4 E7 S20 FOP=[YR=2020] S4 E8 N4 W8$ E21 N30 W16 N10$ S10 E16 N10$ PTR=E10 FUS=[YR=2020] S40 E18 N10 STR=[YR=2020] E4 N11 W4 S11$ N11 E4 S11 E4 S10 E14 N40 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	0811	CONCRETE B	0	100	0	0	784.00	SF	5.20	5.20	100	2020	2020	3	98	3,995	

LAND DESCRIPTION

TOTAL OB/XF 3,995

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 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