LOT 41
HIDEAWAY PHASE 1B PBK 8/301

HELAL O ANDREW & RACHEL ANN
86654 SERENITY LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0041-0000

BUILDING CHARACTERISTICS

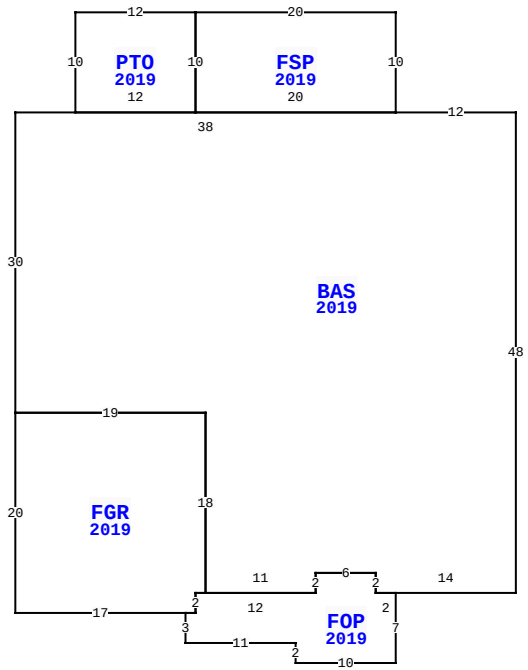
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,046	100	2019	2,046	262,077
FGR	378	55	2019	208	26,643
FOP	135	30	2019	40	5,124
FSP	200	40	2019	80	10,247
PTO	120	5	2019	6	769
TOTALS	2,879			2,380	304,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	130.8447	130.84	311,399	2019	2019	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2025 Heated Area: 2046 HX Base Yr 2025



86654 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		304,860
TOTAL MARKET OB/XF VALUE		10,425
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		365,285
SOH/AGL Deduction		0
ASSESSED VALUE		365,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,563
TOTAL JUST VALUE		365,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900502	CO ISSUED	0	01/17/2019
18008089	NEW CONSTR	266,253	08/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/324	12/01/2023	WD	Q	I	02	406,000
GRANTOR: HARDCASTLE EDGAR G						
GRANTEE: HELAL O ANDREW & RA						
2252/1309	1/29/2019	WD	Q	I	02	261,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARDCASTLE EDGAR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] N10 W20 PTO=[YR=2019] W12 S10 E12 N10$ S10 E20$ W38 S30 FGR=[YR=2019] S20 E17 FOP=[YR=2019] S3 E11 S2 E10 N7 W2 N2 W6 S2 W12 S2 W1$ E1 N2 E1 N18 W19$ E19 S18 E11 N2 E6 S2 E14 N48$.

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	1,230.00	SF	5.20	5.20	100	2019	2019	3	97	6,204	
2	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2019	2019	3	87	3,341	
3	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2019	2019	3	94	722	
4	0477	VF 4 SLAT	0	100	0	0	12.00	LF	14.00	14.00	100	2019	2019	3	94	158	

LAND DESCRIPTION

TOTAL OB/XF 10,425

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 04/05/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS