LOT 42
HIDEAWAY PHASE 1B PBK 8/301

GELLENTIEN CHRISTOPHER N/STELLA GELLENTIEN ANGELIN
86648 SERENITY LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

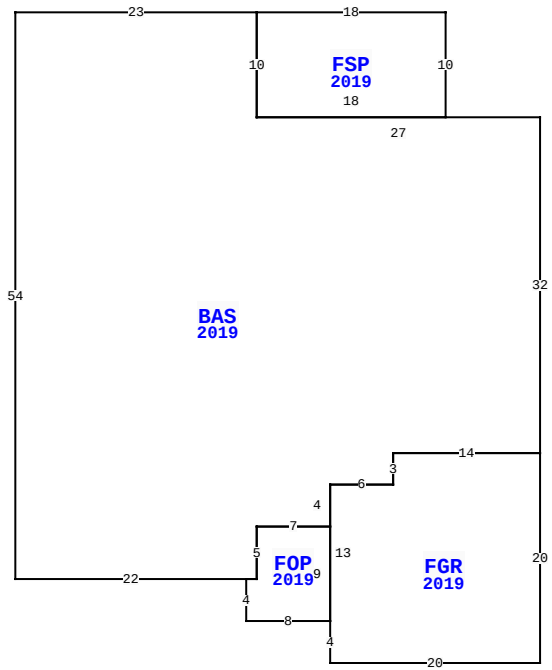
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,173	100	2019	2,173	274,090
FGR	382	55	2019	210	26,488
FOP	67	30	2019	20	2,523
FSP	180	40	2019	72	9,081
TOTALS	2,802			2,475	312,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	128.8368	128.84	318,879	2019	2019	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2022 Heated Area: 2173 HX Base Yr 2022



86648 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		312,183
TOTAL MARKET OB/XF VALUE		4,174
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		366,357
SOH/AGL Deduction		61,581
ASSESSED VALUE		304,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,054
TOTAL JUST VALUE		366,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001656	CO ISSUED	0	02/20/2019
18009525	NEW CONSTR	275,990	09/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/1085	12/10/2021	WD	Q	I	01	380,000
GRANTOR: LEIGH PAUL R & CAROL						
GRANTEE: GELLENTIEN CHRISTOP						
2267/1388	4/10/2019	WD	Q	I	02	269,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LEIGH PAUL R & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W18 BAS=[YR=2019] W23 S54 E22 FOP=[YR=2019] S4 E8 FGR=[YR=2019] S4 E20 N20 W14 S3 W6 S13$ N9 W7 S5 W1$ E1 N5 E7 N4 E6 N3 E14 N32 W27 N10$ S10 E18 N10$.

EXTRA FEATURES

L N	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	662.00	SF	6.50	6.50	100	2019	2019	3	97	4,174	

LAND DESCRIPTION

TOTAL OB/XF 4,174

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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