LOT 44
HIDEAWAY PHASE 1B PBK 8/301

MONTGOMERY JAMES A III & CAROL B
86636 SERENITY LAKE CT
YULEE, FL 32097

2025

42-2N-27-4373-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

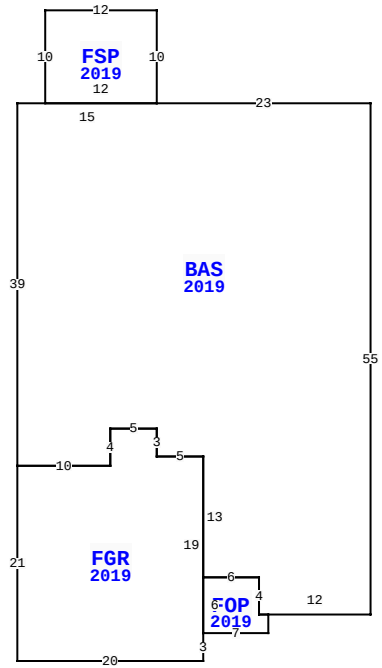
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,721	100	2019	1,721	224,484
FGR	445	55	2019	245	31,958
FOP	38	30	2019	11	1,435
FSP	120	40	2019	48	6,261
TOTALS	2,324			2,025	264,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	133.0987	133.10	269,528	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1721 HX Base Yr 2020



86636 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		264,137
TOTAL MARKET OB/XF VALUE		2,613
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,750
SOH/AGL Deduction		89,304
ASSESSED VALUE		227,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,724
TOTAL JUST VALUE		316,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012574	NEW CONSTR	233,683	12/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/1610	5/08/2019	WD	Q	I	01	237,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MONTGOMERY JAMES A						
2247/1400	12/27/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

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	518.00	SF	5.20	5.20	100	2019	2019	3	97	2,613	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FSP=[YR=2019] N10 W12 S10 E12$ W15 S39
FGR=[YR=2019] S21 E20 N3 FOP=[YR=2019] E7 N2 W1 N4 W6 S6$ N19
W5 N3 W5 S4 W10$ E10 N4 E5 S3 E5 S13 E6 S4 E12 N55$.

LAND DESCRIPTION

TOTAL OB/XF 2,613

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