LOT 45
HIDEAWAY PHASE 1B PBK 8/301

YORK RAY A JR & ALEXIS F
86630 SERENITY LAKE COURT
YULEE, FL 32097

2025

42-2N-27-4373-0045-0000

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 50
Interior Floo	14	CARPET 50
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

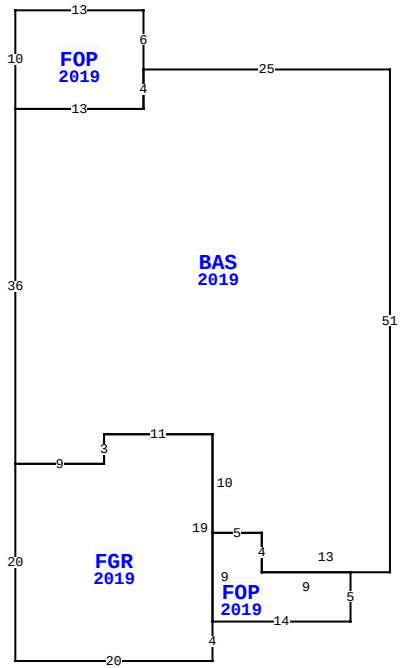
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2019	1,613	205,765
FGR	433	55	2019	238	30,360
FOP	90	30	2019	27	3,445
FOP	130	30	2019	39	4,975
TOTALS	2,266			1,917	244,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	130.1685	130.17	249,536	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1613 HX Base Yr 2020



86630 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		244,545
TOTAL MARKET OB/XF VALUE		3,178
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		297,723
SOH/AGL Deduction		108,357
ASSESSED VALUE		189,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,644
TOTAL JUST VALUE		297,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001820	CO ISSUED	0	02/25/2019
18010489	NEW CONSTR	221,184	10/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1393	3/08/2019	WD	Q	I	01	240,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YORK RAY A JR & ALE						
2230/0618	10/11/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N6 W13 S10 E13 N4$ S4 W13 S36
FGR=[YR=2019] S20 E20 N4 FOP=[YR=2019] E14 N5 W9 N4 W5 S9$
N19 W11 S3 W9$ E9 N3 E11 S10 E5 S4 E13 N51$.

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	504.00	SF	6.50	6.50	100	2019	2019	3	97	3,178	

LAND DESCRIPTION

TOTAL OB/XF 3,178

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