LOT 65
HIDEAWAY PHASE 1B PBK 8/301

DOSS JENNIFER L
86521 REST HAVEN CT
YULEE, FL 32097

2025

42-2N-27-4373-0065-0000

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 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

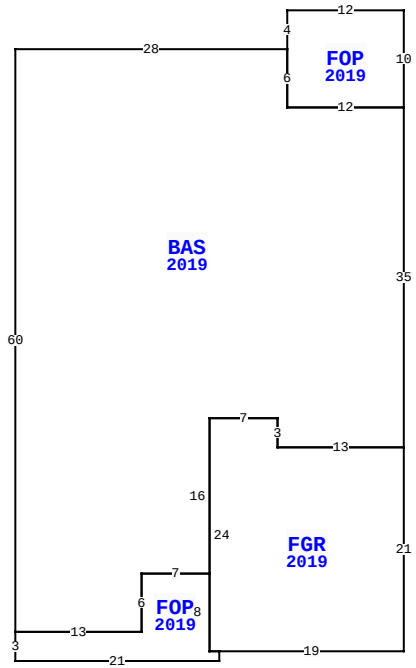
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	2019	1,885	243,788
FGR	441	55	2019	243	31,428
FOP	103	30	2019	31	4,009
FOP	120	30	2019	36	4,656
TOTALS	2,549			2,195	283,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	131.9717	131.97	289,674	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1885 HX Base Yr 2021



86521 REST HAVEN 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		283,881
TOTAL MARKET OB/XF VALUE		3,487
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		337,368
SOH/AGL Deduction		81,157
ASSESSED VALUE		256,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,489
TOTAL JUST VALUE		337,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006344	CO ISSUED	0	11/20/2019
19006344	NEW CONSTR	259,672	06/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0891	4/06/2020	WD	Q	I	01	247,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DOSS JENNIFER L						
2285/0146	6/21/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 FOP=[YR=2019] S3 E21 N1 FGR=[YR=2019] E19 N21 W13 N3 W7 S24 E1$ W1 N8 W7 S6 W13$ E13 N6 E7 N16 E7 S3 E13 N35 W12 N6$ S6 E12 N10$.

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	553.00	SF	6.50	6.50	100	2019	2019	3	97	3,487	

LAND DESCRIPTION

TOTAL OB/XF 3,487

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 12/20/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS