LOT 68
HIDEAWAY PHASE 1B PBK 8/301

SHIFFER JAMES JOHN & LINDA RAE
86539 REST HAVEN CT
YULEE, FL 32097

2025

42-2N-27-4373-0068-0000

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

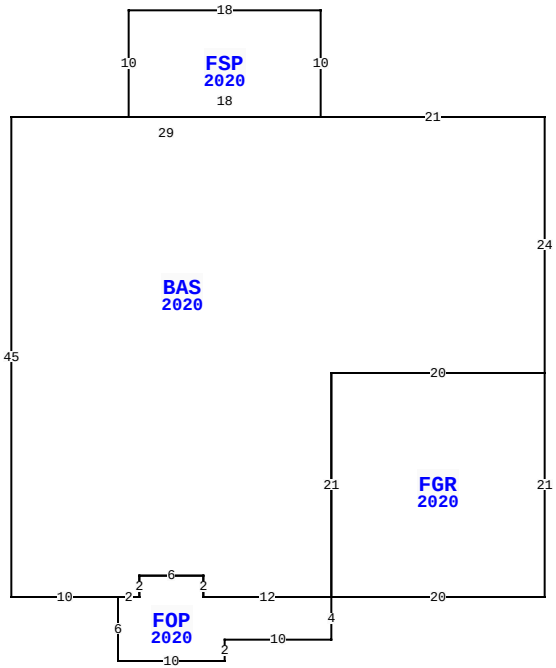
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2020	1,818	236,322
FGR	420	55	2020	231	30,028
FOP	112	30	2020	34	4,420
FSP	180	40	2020	72	9,359
TOTALS	2,530			2,155	280,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	131.9717	131.97	284,395	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1818 HX Base Yr 2023



86539 REST HAVEN 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		280,129
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		334,629
SOH/AGL Deduction		17,901
ASSESSED VALUE		316,728
TOTAL EXEMPTION VALUE	HX HB VX SX	105,722
BASE TAXABLE VALUE		211,006
TOTAL JUST VALUE		334,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006857	CO ISSUED	0	08/04/2020
20002691	NEW CONSTR	251,202	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/1162	2/24/2022	WD	Q	I	02	381,000
GRANTOR: EARL DONALD RICHARDSO						
GRANTEE: SHIFFER JAMES JOHN						
2387/0410	8/25/2020	WD	Q	I	01	266,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EARL DONALD RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FSP=[YR=2020] N10 W18 S10 E18$ W29 S45 E10 FOP=[YR=2020] S6 E10 N2 E10 N4 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR=[YR=2020] E20 N21 W20 S21$ N21 E20 N24$.

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	0812	CONCRETE C	0	100	0	0	1,148.00	SF	4.00	4.00	100	2020	2020	3	98	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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 10/21/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS