LOT 71
HIDEAWAY PHASE 1B PBK 8/301

**HUTTON KATHLEEN & WARREN**
86526 REST HAVEN COURT
YULEE, FL 32097

**2025**

**42-2N-27-4373-0071-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

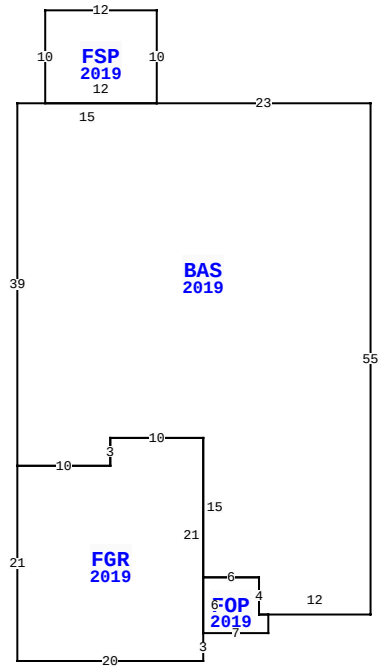
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,716 | 100 | 2019 | 1,716 | 223,832 |
| FGR | 450 | 55 | 2019 | 248 | 32,349 |
| FOP | 38 | 30 | 2019 | 11 | 1,435 |
| FSP | 120 | 40 | 2019 | 48 | 6,261 |
| TOTALS | 2,324 | | | 2,023 | 263,876 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,023 | 133.0987 | 133.10 | 269,261 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1716 HX Base Yr 2020




86526 REST HAVEN CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 263,876 |
| TOTAL MARKET OB/XF VALUE | | 3,184 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 317,060 |
| SOH/AGL Deduction | | 89,679 |
| ASSESSED VALUE | | 227,381 |
| TOTAL EXEMPTION VALUE | SX HX HB | 100,722 |
| BASE TAXABLE VALUE | | 126,659 |
| TOTAL JUST VALUE | | 317,060 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,168 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19114465 | CO ISSUED | 0 | 10/31/2019 |
| 19005545 | NEW CONSTR | 237,123 | 07/01/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2321/1661 | 11/26/2019 | WD | Q | I | 01 | 235,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: HUTTON KATHLEEN & W | | | | | | |
| 2298/1431 | 8/16/2019 | WD | U | V | 30 | 48,000 |
| GRANTOR: SEMANIK EQUITY DEV & | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

### 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$ N21 W10 S3 W10$ E10 N3 E10 S15 E6 S4 E12 N55$.

### 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 | 505.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 3,184 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,184

| 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