LOT 24
HIDEAWAY PHASE 1C OR 2378/1584

BURKE DANIEL E JR & GLORIA E
86508 SECLUDED PL
YULEE, FL 32097

2025

42-2N-27-4374-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

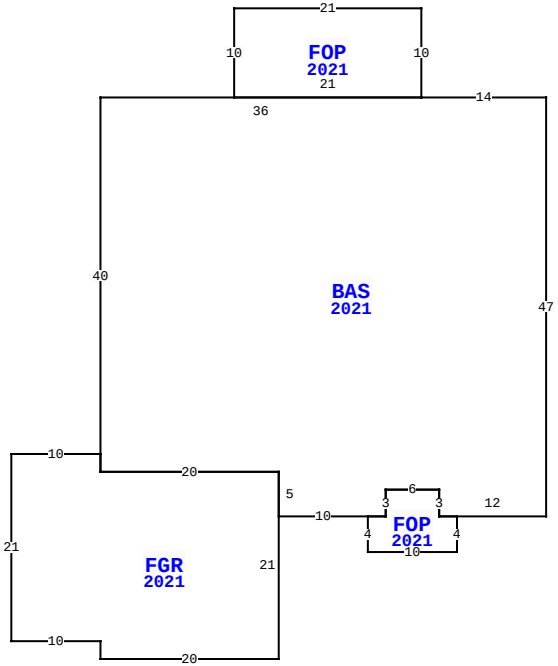
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2021	2,232	283,214
FGR	630	55	2021	346	43,904
FOP	58	30	2021	17	2,157
FOP	210	30	2021	63	7,994
TOTALS	3,130			2,658	337,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,658	128.1744	128.17	340,676	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2232 HX Base Yr 2022



86508 SECLUDED PL, 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		337,269
TOTAL MARKET OB/XF VALUE		4,170
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		391,439
SOH/AGL Deduction		67,732
ASSESSED VALUE		323,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,985
TOTAL JUST VALUE		391,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016289	CO ISSUED	0	11/23/2021
21004273	NEW CONSTR	327,608	04/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1937	12/08/2021	WD	Q	I	01	354,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BURKE DANIEL JR & G						
2473/0510	6/21/2021	WD	U	V	30	65,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] N10 W21 S10 E21$ W36 S40
FGR=[YR=2021] W10 S21 E10 S2 E20 N21 W20 N2$ S2 E20 S5 E10
FOP=[YR=2021] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N47$.

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	810.00	SF	5.20	5.20	100	2021	2021	3	99	4,170	

LAND DESCRIPTION

TOTAL OB/XF 4,170

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 12/07/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS