



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

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	2,018	100	2024	2,018	264,035
FGR	420	55	2024	231	30,224
FOP	92	30	2024	28	3,664
FOP	180	30	2024	54	7,065
TOTALS	2,710			2,331	304,988

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	608.00	SF	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,331	130.8447	130.84	304,988	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2018 HX Base Yr 2024											

86521 SECLUDED PL, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				304,988	
TOTAL MARKET OB/XF VALUE				3,952	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				358,940	
SOH/AGL Deduction				5,278	
ASSESSED VALUE				353,662	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				302,940	
TOTAL JUST VALUE				358,940	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				343,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001038	CO ISSUED	0	01/24/2023
22011153	NEW CONSTR	442,499	07/01/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2641/1893	5/18/2023	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WHITNEY KEVIN A					
2591/0307	9/15/2022	WD	U	V	30
GRANTOR: SEMANIK EQUITY DEVELO					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=10,10] E12 E18 E20 S28 W20 S21 W12 N2 W6 S2 W2 W10 N49 \$									
FOP=[YR=2024;ORIG=22,10] E18 N10 W18 S10 \$									
FGR=[YR=2024;ORIG=40,38] E20 S21 W20 N21 \$									
FOP=[YR=2024;ORIG=20,59] E2 N2 E6 S2 E12 S4 W20 N4 \$									

LAND DESCRIPTION										TOTAL OB/XF 3,952									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		