LOT 32
HIDEAWAY PHASE 1C OR 2378/1584

BRISBON KAREN R & TERRENCE M
86505 SECLUDED PL
YULEE, FL 32097

2025

42-2N-27-4374-0032-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

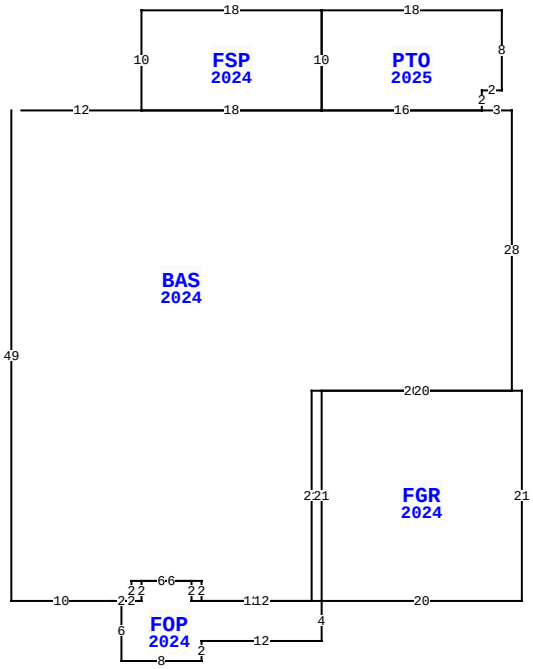
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	2024	2,023	264,689
FGR	420	55	2024	231	30,224
FOP	108	30	2024	32	4,187
FSP	180	40	2024	72	9,420
PTO	176	5	2025	9	1,178
TOTALS	2,907			2,367	309,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	130.8447	130.84	309,698	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2023 HX Base Yr 2025



86505 SECLUDED PL, 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		309,698
TOTAL MARKET OB/XF VALUE		4,264
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		363,962
SOH/AGL Deduction		0
ASSESSED VALUE		363,962
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,240
TOTAL JUST VALUE		363,962
NCON VALUE		1,832
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003533	CO		03/16/2023
22012122	NEW CONSTR	326,815	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/1128	10/28/2024	WD	Q	I	01	454,900
GRANTOR: RIZZO JOSEPH G & BETH						
GRANTEE: BRISBON KAREN R & T						
2663/1102	8/04/2023	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RIZZO JOSEPH G & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E12 E18 U0R16 D0R3 S28 W20 S21 W12 N2 W6 S2 W2 W10 N49 $
FGR=[YR=2024;ORIG=40,38] E20 S21 W20 N21 $
FSP=[YR=2024;ORIG=22,10] E18 N10 W18 S10 $
FOP=[YR=2024;ORIG=40,59] W12 N2 W6 S2 W2 S6 E8 N2 E12 N4 $
PTO=[YR=2025;ORIG=40,0] E18 S8 W2 S2 W16 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	656.00	SF	6.50	6.50	100	2024	2023		100	4,264	

LAND DESCRIPTION

TOTAL OB/XF 4,264

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 03/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS