LOT 33
HIDEAWAY PHASE 1C OR 2378/1584

AMPIER ARIEL/AMPIER CHARLOTTE M
86456 MELODY LN
YULEE, FL 32097

2025

42-2N-27-4374-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

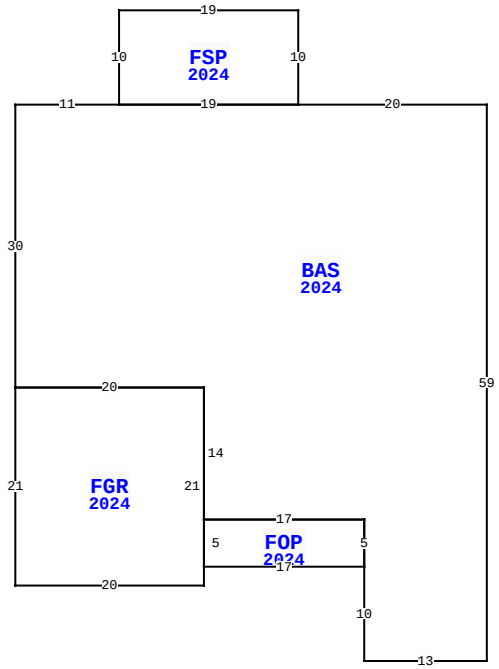
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	2,115	100	2024	2,115	258,390
FGR	420	55	2024	231	28,221
FOP	85	30	2024	26	3,176
FSP	190	40	2024	76	9,285
TOTALS	2,810			2,448	299,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	122.1668	122.17	299,072	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2115 HX Base Yr 2025



86456 MELODY LN, 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		299,072
TOTAL MARKET OB/XF VALUE		4,264
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		353,336
SOH/AGL Deduction		0
ASSESSED VALUE		353,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,614
TOTAL JUST VALUE		353,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002582	CO ISSUED	0	02/24/2023
22009941	NEW CONSTR	340,996	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1431	7/31/2023	WD	Q	I	01	426,000
GRANTOR: SED CONSTRUCTION COMP						
GRANTEE: AMPIER ARIEL						
2591/0334	9/15/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E11 E19 E20 S59 W13 N10 N5 W17 N14 W20 N30 $
FGR=[YR=2024;ORIG=10,40] E20 S21 W20 N21 $
FOP=[YR=2024;ORIG=30,54] E17 S5 W17 N5 $
FSP=[YR=2024;ORIG=21,10] E19 N10 W19 S10 $
.

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 06/29/2023 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS