LOT 34
HIDEAWAY PHASE 1C OR 2378/1584

BISHOP TERRICA N
86464 MELODY LANE
YULEE, FL 32097

2025

42-2N-27-4374-0034-0000

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

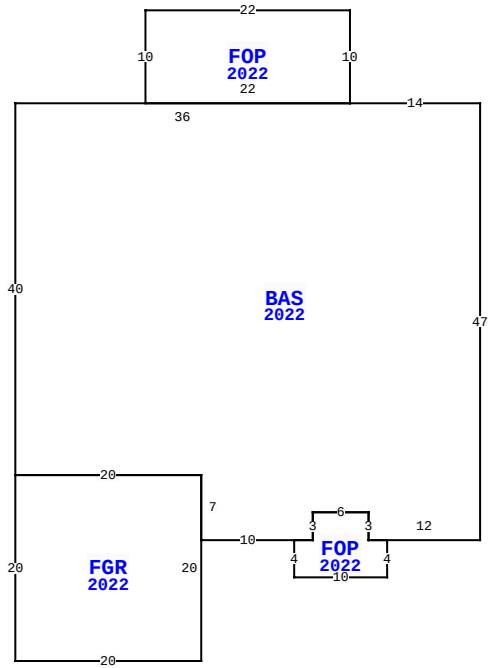
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2022	2,192	279,544
FGR	400	55	2022	220	28,056
FOP	58	30	2022	17	2,168
FOP	220	30	2022	66	8,417
TOTALS	2,870			2,495	318,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	128.1744	128.17	319,784	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2192 HX Base Yr



86464 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	318,185
TOTAL MARKET OB/XF VALUE	3,623
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	371,808
SOH/AGL Deduction	0
ASSESSED VALUE	371,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,808
TOTAL JUST VALUE	371,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011076	CO ISSUED	0	07/20/2022
22000857	NEW CONSTR	360,859	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0503	12/19/2022	WD	Q	I	01	378,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BISHOP TERRICA N						
2548/1861	3/16/2022	WD	U	V	30	69,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N10 W22 S10 E22$ W36 S40
FGR=[YR=2022] S20 E20 N20 W20$ E20 S7 E10 FOP=[YR=2022] 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	0810	CONCRETE A	0	0	0	0	563.00	SF	6.50	6.50	100	2022	2022	3	99	3,623	

LAND DESCRIPTION

TOTAL OB/XF 3,623

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/11/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS