LOT 36
HIDEAWAY PHASE 1C OR 2378/1584

JOHNSON ROBERT D & MYRA I
86480 MELODY LANE
YULEE, FL 32097

**2025**

**42-2N-27-4374-0036-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

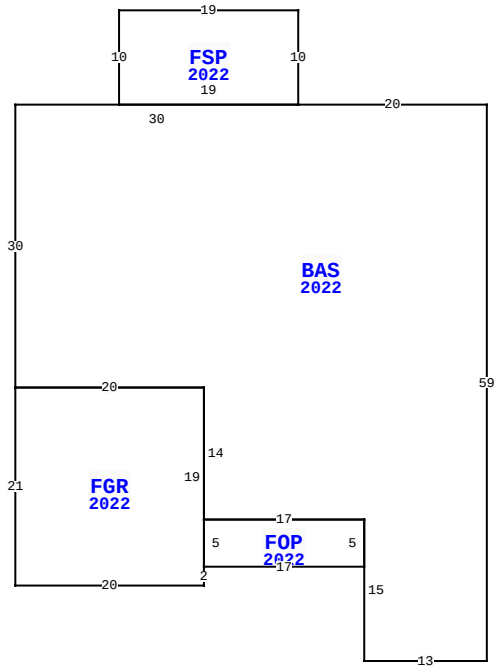
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,115 | 100 | 2022 | 2,115 | 264,210 |
| FGR | 420 | 55 | 2022 | 231 | 28,857 |
| FOP | 85 | 30 | 2022 | 26 | 3,248 |
| FSP | 190 | 40 | 2022 | 76 | 9,494 |
| TOTALS | 2,810 | | | 2,448 | 305,809 |

## 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 | 125.5478 | 125.55 | 307,346 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2115 HX Base Yr 2023




86480 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 | | 305,809 |
| TOTAL MARKET OB/XF VALUE | | 7,408 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 363,217 |
| SOH/AGL Deduction | | 21,059 |
| ASSESSED VALUE | | 342,158 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 291,436 |
| TOTAL JUST VALUE | | 363,217 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,457 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22005029 | CO ISSUED | 0 | 03/31/2022 |
| 21005987 | NEW CONSTR | 305,195 | 06/03/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2555/1030 | 4/14/2022 | WD | Q | I | 01 | 406,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: JOHNSON ROBERT D & | | | | | | |
| 2506/1961 | 9/24/2021 | WD | U | V | 30 | 195,000 |
| GRANTOR: SEMANIK EQUITY DEVELO | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W20 FSP=[YR=2022] N10 W19 S10 E19$ W30 S30 FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W17 S5$ N19 W20$ E20 S14 E17 S15 E13 N59$.

## 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 | 667.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 99 | 4,292 | |
| 2 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 294 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 90.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 98 | 2,822 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,408

| 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 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