LOT 37
HIDEAWAY PHASE 1C OR 2378/1584

RICHARDS KEVIN L & AMANDA R
86488 MELODY LN
YULEE, FL 32097

2025

42-2N-27-4374-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

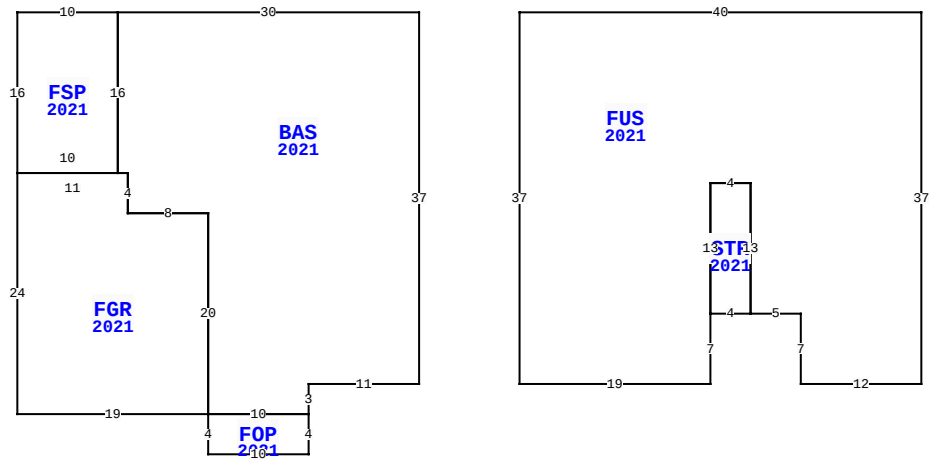
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	983	100	2021	983	119,797
FGR	424	55	2021	233	28,395
FOP	40	30	2021	12	1,462
FSP	160	40	2021	64	7,799
FUS	1,365	100	2021	1,365	166,352
STR	52	10	2021	5	610
TOTALS	3,024			2,662	324,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,662	123.0960	123.10	327,692	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2348 HX Base Yr 2022



86488 MELODY LN, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,415
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		377,446
SOH/AGL Deduction		64,824
ASSESSED VALUE		312,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,900
TOTAL JUST VALUE		377,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011959	NEW CONSTR	311,572	12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/1495	6/09/2021	WD	Q	I	01	363,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICHARDS KEVIN L &						
2425/0824	12/30/2020	WD	Q	V	01	60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 FSP=[YR=2021] W10 S16 FGR=[YR=2021] S24 E19 FOP=[YR=2021] S4 E10 N4 W10$ N20 W8 N4 W11$ E10 N16 $ S16 E1 S4 E8 S20 E10 N3 E11 N37$ PTR=E10 FUS=[YR=2021] S37 E19 N7 STR=[YR=2021] E4 N13 W4 S13$ N13 E4 S13 E5 S7 E12 N37 W40$ W10$.

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	471.00	SF	6.50	6.50	100	2021	2021	3	99	3,031	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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 06/30/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS