LOT 41
HIDEAWAY PHASE 1C OR 2378/1584

BENTLY MYRON C & YESSENIA
86469 MELODY LN
YULEE, FL 32097

2025

42-2N-27-4374-0041-0000

BUILDING CHARACTERISTICS

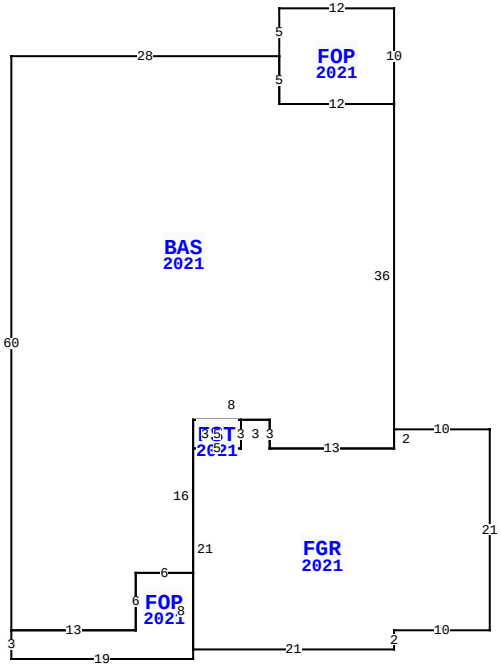
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,881	100	2021	1,881	245,754
FGR	660	55	2021	363	47,426
FOP	93	30	2021	28	3,658
FOP	120	30	2021	36	4,703
FST	15	55	2021	8	1,045
TOTALS	2,769			2,316	302,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	131.9717	131.97	305,643	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1881 HX Base Yr 2022



86469 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		302,587
TOTAL MARKET OB/XF VALUE		4,494
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		357,081
SOH/AGL Deduction		60,744
ASSESSED VALUE		296,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,615
TOTAL JUST VALUE		357,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015017	CO ISSUED	0	11/01/2021
21004246	NEW CONSTR	287,186	04/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0680	12/17/2021	WD	Q	I	01	377,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BENTLEY MYRON C & Y						
2480/0803	7/15/2021	WD	U	V	30	65,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W12 S5 BAS=[YR=2021] W28 S60 FOP=[YR=2021] S3 E19 N1 FGR=[YR=2021] E21 N2 E10 N21 W10 S2 W13 N3 W3 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 S21 $ N8 W6 S6 W13$ E13 N6 E6 N16 E8 S3 E13 N36 W 12 N5$ S5 E12 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	0811	CONCRETE B	0	100	0	0	873.00	SF	5.20	5.20	100	2021	2021	3	99	4,494	

LAND DESCRIPTION

TOTAL OB/XF 4,494

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 11/01/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS