LOT 2-34
THE HIDEAWAY #2 PB 7/233

GIBSON KURT
313 W WOLF POINT PLAZA, #4603
CHICAGO, IL 60654

2026

42-2N-27-4370-0002-0340

BUILDING CHARACTERISTICS

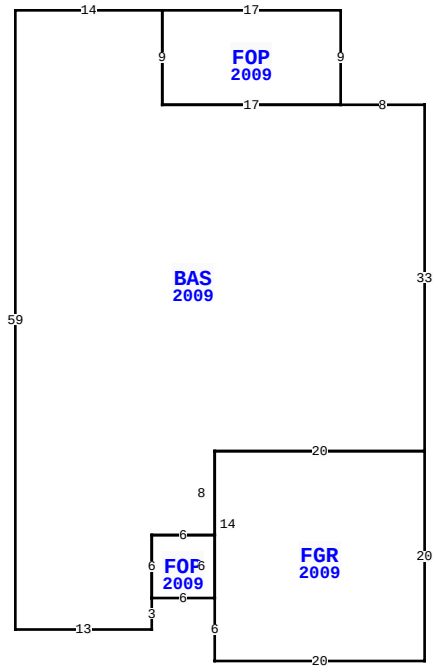
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,682	100	2009	1,682	181,087
FGR	400	55	2009	220	23,686
FOP	36	30	2009	11	1,184
FOP	153	30	2009	46	4,953
TOTALS	2,271			1,959	210,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	111.0291	116.58	228,380	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 0% - 0 Heated Area: 1682 HX Base Yr



86023 SANDS WAY, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,909
TOTAL MARKET OB/XF VALUE	1,820
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	267,729
SOH/AGL Deduction	0
ASSESSED VALUE	267,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,729
TOTAL JUST VALUE	267,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21906	CO ISSUED	0	06/15/2009
E21689	ELEC OTHER	2,000	03/01/2009
M14436	MECH OTHER	0	03/01/2009
P13693	OTHER	0	03/01/2009
R11554	REPAIR/RRF	2,800	09/01/2008
B21906	NEW CONSTR	148,236	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/0448	10/18/2021	WD	Q	I	01	280,000
GRANTOR: BACKER DAVID A & MERI						
GRANTEE: GIBSON KURT						
1639/0834	7/31/2009	WD	Q	I	01	174,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BACKER DAVID A & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W8 FOP=[YR=2009] N9 W17 S9 E17$ W17 N9 W14 S59 E13 N3 FOP=[YR=2009] E6 FGR=[YR=2009] S6 E20 N20 W20 S14$ N6 W6 S6$ N6 E6 N8 E20 N33$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS