LOT 2-37
THE HIDEAWAY #2 PB 7/233

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

42-2N-27-4370-0002-0370

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

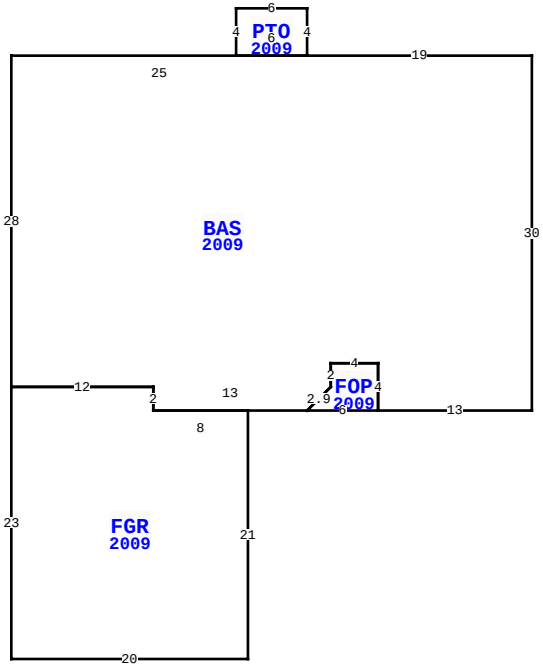
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2009	1,278	149,311
FGR	444	55	2009	244	28,507
FOP	18	30	2009	5	585
PTO	24	5	2009	1	117
TOTALS	1,764			1,528	178,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	120.4875	126.51	193,307	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 0% - 2024 Heated Area: 1278 HX Base Yr



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

86050 SANDS WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,519
TOTAL MARKET OB/XF VALUE	1,820
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	235,339
SOH/AGL Deduction	0
ASSESSED VALUE	235,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,339
TOTAL JUST VALUE	235,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21769	CO ISSUED	0	02/05/2009
M14191	H/AC	0	10/01/2008
E21195	ELEC OTHER	2,000	09/01/2008
P13447	OTHER	0	09/01/2008
R11460	REPAIR/RRF	2,800	08/01/2008
B21769	NEW CONSTR	150,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1566	8/01/2023	WD	Q	I	01	315,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: YAMASA CO LTD						
2590/0169	9/12/2022	CT	U	I	18	250,100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

EXTRA FEATURES

L N	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	

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$W25 S28
FGR=[YR=2009] S23 E20 N21 W8 N2 W12$ E12 S2 E13
FOP=[YR=2009] E6 N4 W4 S2 D2 L2 $ U2 R2 N2 E4 S4 E13
N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,820

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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