LOT 2-41
IN OR 1940/133
THE HIDEAWAY #2 PB 7/233

LLOYD PAUL E JR
86016 SANDS WAY
YULEE, FL 32097

2026

42-2N-27-4370-0002-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	04	Quality Level 04

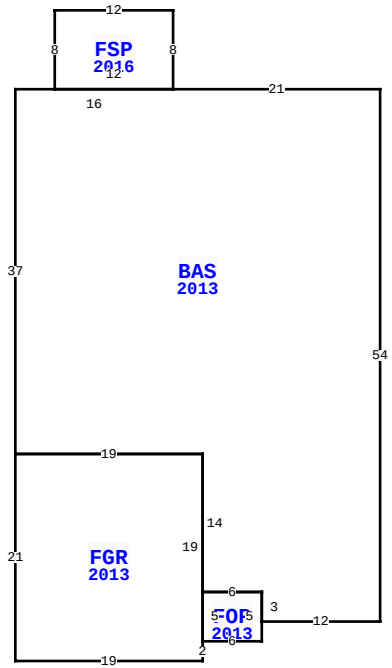
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100	2013	1,657	191,004
FGR	399	55	2013	219	25,245
FOP	30	30	2013	9	1,038
FSP	96	40	2016	38	4,380
TOTALS	2,182			1,923	221,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	116.1741	121.98	234,568	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2016 Heated Area: 1657 HX Base Yr 2016



86016 SANDS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,667
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		324,167
SOH/AGL Deduction		111,579
ASSESSED VALUE		212,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,177
TOTAL JUST VALUE		324,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632049	SWIM POOL	0	04/11/2016
B1327349	CO ISSUED	0	11/07/2013
P1316750	NEW CONSTR	0	08/01/2013
B1327349	NEW CONSTR	197,974	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0133	9/22/2014	WD	Q	I	02	175,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LLOYD PAUL E JR & R						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 FSP=[YR=2016] N8 W12 S8 E12 $ W16 S37
FGR=[YR=2013] S21 E19 N2 FOP=[YR=2013] E6 N5 W6 S5 $ N19
W19 $ E19 S14 E6 S3 E12 N54 $.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS