LOT 2-42
THE HIDEAWAY #2 PB 7/233

KUYOTH- ROTE MIKAL SCOTT
86013 BELLAGIO CT
YULEE, FL 32097

2026

42-2N-27-4370-0002-0420

BUILDING CHARACTERISTICS

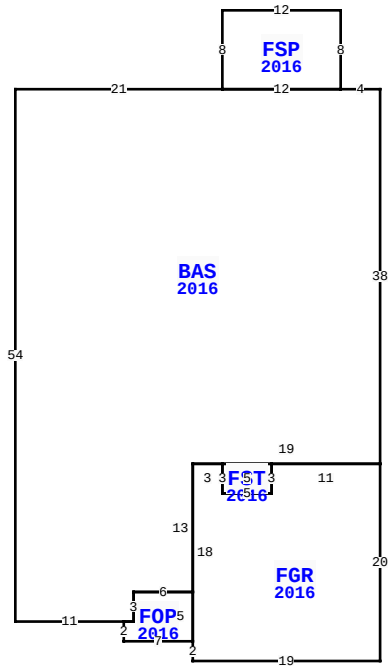
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	2016	1,676	191,279
FGR	365	55	2016	201	22,940
FOP	32	30	2016	10	1,142
FSP	96	40	2016	38	4,337
FST	15	55	2016	8	913
TOTALS	2,184			1,933	220,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	113.3958	119.07	230,162	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2019 Heated Area: 1676 HX Base Yr 2019



86013 BELLAGIO CT, YULEE

BLD DATE		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		220,610
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,610
SOH/AGL Deduction		89,045
ASSESSED VALUE		186,565
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		130,154
TOTAL JUST VALUE		275,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632080	NEW CONSTR	210,288	04/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2859/734	3/09/2026	WD	Q	I	01	355,000
GRANTOR: CONWAY JOHN & AGNES						
GRANTEE: KUYOTH- ROTE MIKAL						
2196/1871	5/16/2018	WD	Q	I	02	210,000
GRANTOR: BEARD HOLLIS M						
GRANTEE: CONWAY JOHN & AGNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W4 W12 W21 S54 E11 E1 N3 E6 N13 E19 N38 $
FGR=[YR=2016;ORIG=-19,56] S2 E19 N20 W11 S3 W5 N3 W3 S18 $
FSP=[YR=2016;ORIG=-4,0] N8 W12 S8 E12 $
FOP=[YR=2016;ORIG=-26,54] S2 E7 N5 W6 S3 W1 $
FST=[YR=2016;ORIG=-11,38] W5 S3 E5 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/15/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS