LOT 2-43
THE HIDEAWAY #2 PB 7/233

HURTT KYLE A & NICOLE M
86029 BELLAGIO COURT
YULEE, FL 32097

2026

42-2N-27-4370-0002-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

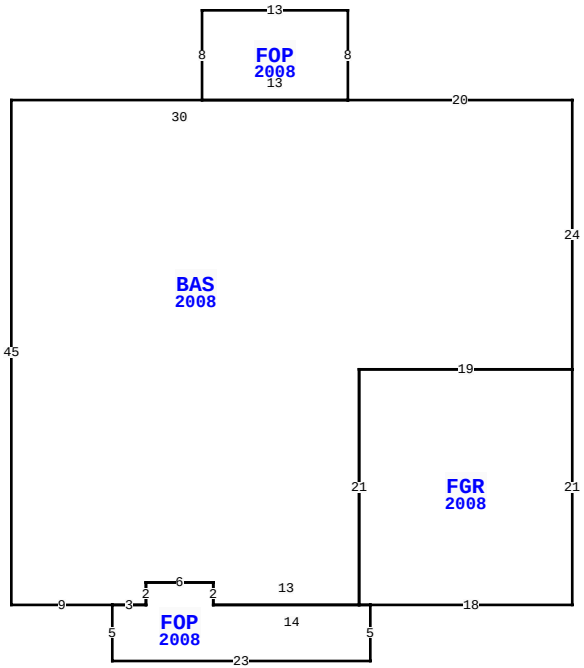
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,839	100	2008	1,839	193,269
FGR	399	55	2008	219	23,016
FOP	104	30	2008	31	3,258
FOP	127	30	2008	38	3,994
TOTALS	2,469			2,127	223,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	108.9711	114.42	243,371	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2020 Heated Area: 1839 HX Base Yr 2020



86029 BELLAGIO CT, 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		223,536
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,536
SOH/AGL Deduction		65,060
ASSESSED VALUE		213,476
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,065
TOTAL JUST VALUE		278,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21718	CO ISSUED	0	01/22/2009
E21197	ELEC OTHER	2,000	09/01/2008
M14114	MECH OTHER	0	09/01/2008
P13395	OTHER	0	08/01/2008
B21718	NEW CONSTR	160,578	07/01/2008
R11426	REPAIR/RRF	2,800	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1261	10/02/2019	WD	Q	I	01	220,000
GRANTOR: CROSBY SHANNON D & AM						
GRANTEE: HURTT KYLE A & NICO						
1630/0319	7/02/2009	WD	Q	I	01	177,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CROSBY SHANNON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 FOP=[YR=2008] N8 W13 S8 E13$ W30 S45 E9
FOP=[YR=2008] S5 E23 N5 FGR=[YR=2008] E18 N21 W19 S21 E1$
W14 N2 W6 S2 W3$ E3 N2 E6 S2 E13 N21 E19 N24$.

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 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