LOT 2-45
IN OR 2191/211
THE HIDEAWAY #2 PB 7/233

SEREDA JOSHUA J/HERNANDEZ HALEE M
86047 BELLAGIO COURT
YULEE, FL 32097

2026

42-2N-27-4370-0002-0450

BUILDING CHARACTERISTICS

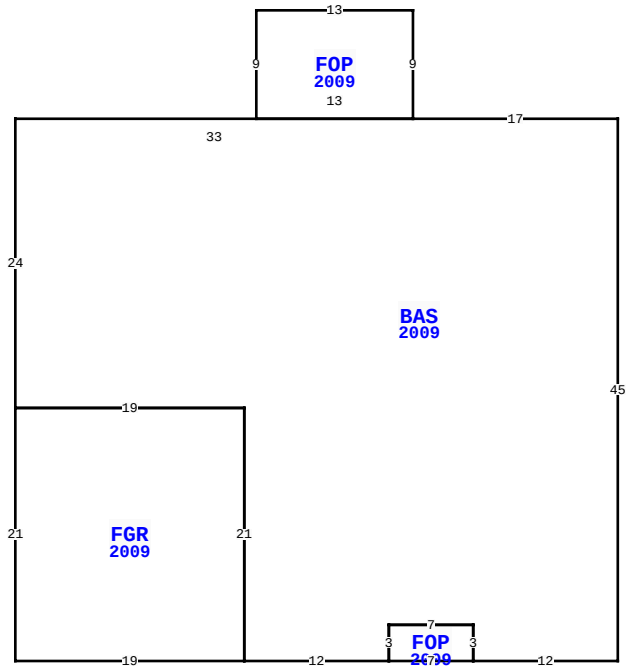
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,830	100	2009	1,830	195,196
FGR	399	55	2009	219	23,360
FOP	21	30	2009	6	640
FOP	117	30	2009	35	3,734
TOTALS	2,367			2,090	222,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	110.0001	115.50	241,395	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2019 Heated Area: 1830 HX Base Yr 2019



86047 BELLAGIO CT, 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		222,928
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,748
SOH/AGL Deduction		75,835
ASSESSED VALUE		203,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,502
TOTAL JUST VALUE		279,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14624	MECH OTHER	0	06/01/2009
P13787	OTHER	0	06/01/2009
C0822005	CO ISSUED	0	10/01/2008
R11601	REPAIR/RRF	2,800	10/01/2008
B22005	NEW CONSTR	150,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/0211	3/23/2018	WD	Q	I	01	220,000
GRANTOR: RAWLS JOHN G III & MI						
GRANTEE: SEREDA JOSHUA J & H						
2141/0398	8/04/2017	WD	Q	I	01	176,300
GRANTOR: PARRISH PAUL F JR & M						
GRANTEE: RAWLS JOHN G III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 FOP=[YR=2009] N9 W13 S9 E13$ W33 S24
FGR=[YR=2009] S21 E19 N21 W19$ E19 S21 E12 FOP=[YR=2009] E7 N3 W7 S3$ N3 E7 S3 E12 N45$.

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	0504	FP-ELECTRI	0	100	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	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