LOT 13
THE HIDEAWAY #2 PB 7/233

SHOEMAKER LISA MARIE
86039 MIRAGE PL
YULEE, FL 32097

2026

42-2N-27-4370-0013-0000

BUILDING CHARACTERISTICS

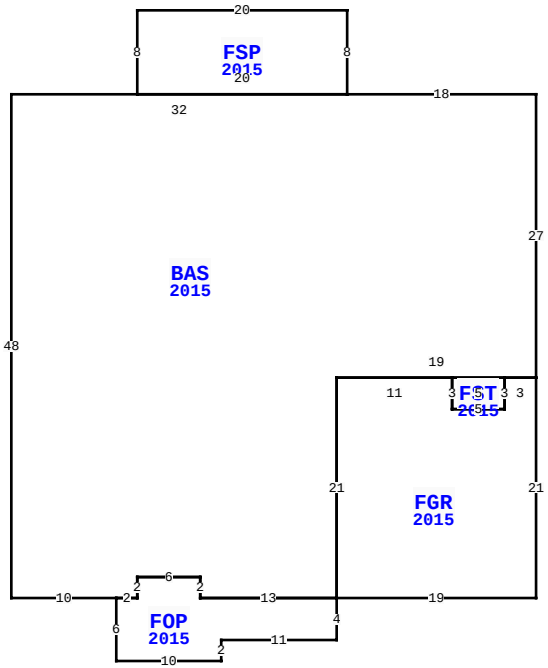
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,989	100	2015	1,989	237,689
FGR	384	55	2015	211	25,215
FOP	116	30	2015	35	4,183
FSP	160	40	2015	64	7,648
FST	15	55	2015	8	956
TOTALS	2,664			2,307	275,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,307	119.3640	125.33	289,136	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 2025 Heated Area: 1989 HX Base Yr



86039 MIRAGE PL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,691
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	330,691
SOH/AGL Deduction	0
ASSESSED VALUE	330,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,691
TOTAL JUST VALUE	330,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530075	CO ISSUED	0	07/21/2015
B1530075	NEW CONSTR	246,475	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/1034	8/28/2019	WD	U	I	11	100
GRANTOR: COLLINS MICHAEL JUDE						
GRANTEE: MILLER DOROTHY MAE						
2301/1887	8/28/2019	WD	Q	I	02	243,000
GRANTOR: COLLINS MICHAEL JUDE						
GRANTEE: MILLER DOROTHY MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N8 W20 S8 E20 $ W32 S48 E10
FOP=[YR=2015] S6 E10 N2 E11 N4 FGR=[YR=2015] E19 N21 W3
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11 S21 $ W13 N2 W6 S2
W2 $ E2 N2 E6 S2 E13 N21 E19 N27 $.

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	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