LOT 18
THE HIDEAWAY #2 PB 7/233

WYSKIEL JEROME & RENEE
86042 MIRAGE PL
YULEE, FL 32097

2026

42-2N-27-4370-0018-0000

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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

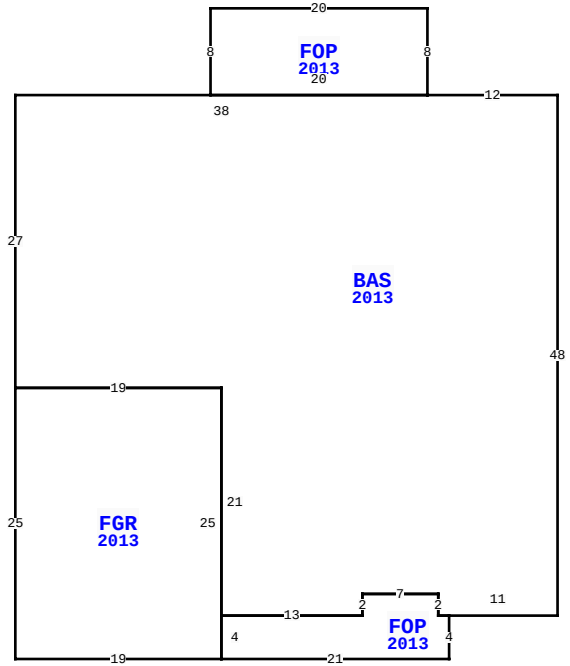
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2013	1,987	242,244
FGR	475	55	2013	261	31,820
FOP	98	30	2013	29	3,535
FOP	160	30	2013	48	5,851
TOTALS	2,720			2,325	283,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	122.8626	129.01	299,948	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2022 Heated Area: 1987 HX Base Yr 2022



86042 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,451
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,451
SOH/AGL Deduction		38,215
ASSESSED VALUE		300,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,825
TOTAL JUST VALUE		338,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327250	CO ISSUED	0	10/25/2013
E1326488	NEW CONSTR	0	08/01/2013
B1327350	NEW CONSTR	239,215	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1302	7/09/2021	WD	Q	I	01	299,000
GRANTOR: CSORGO FERENC & LAURE						
GRANTEE: WYSKIEL JEROME & RE						
2338/0723	1/14/2020	WD	U	I	11	100
GRANTOR: JUNE A VILLA REVOCABL						
GRANTEE: CSORGO FERENC & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 FOP=[YR=2013] N8 W20 S8 E20 $ W38 S27
FGR=[YR=2013] S25 E19 FOP=[YR=2013] E21 N4 W1 N2 W7 S2 W13
S4 $ N25 W19 $ E19 S21 E13 N2 E7 S2 E11 N48 $.

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