LOT 150
THE HIDEAWAY #2 PB 7/233

DEVINE DANIEL REED & MARISSA SOCHIA
86010 OSHEAS PLACE
YULEE, FL 32097

2026

42-2N-27-4370-0150-0000

BUILDING CHARACTERISTICS

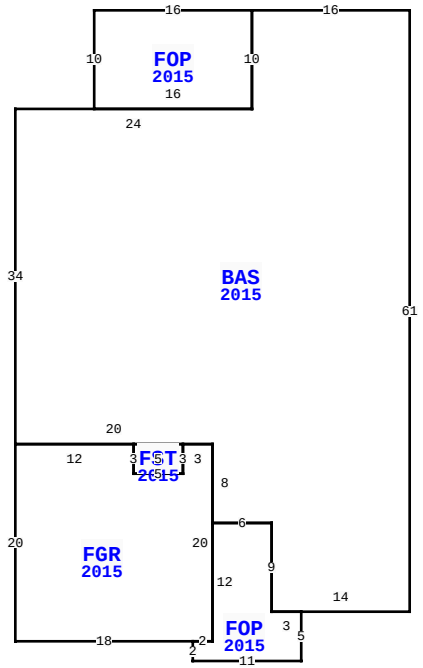
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,806	100	2015	1,806	204,284
FGR	385	55	2015	212	23,981
FOP	103	30	2015	31	3,507
FOP	160	30	2015	48	5,429
FST	15	55	2015	8	905
TOTALS	2,469			2,105	238,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	112.9842	118.63	249,716	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 2025 Heated Area: 1806 HX Base Yr



86010 OSHEAS PL, 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	238,104
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	293,104
SOH/AGL Deduction	0
ASSESSED VALUE	293,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,104
TOTAL JUST VALUE	293,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530270	CO ISSUED	0	07/28/2015
B1530270	NEW CONSTR	225,446	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1538	2/12/2021	WD	Q	I	01	265,000
GRANTOR: GARDNER STEVEN LEE GO						
GRANTEE: DEVINE DANIEL REED						
2076/0931	10/04/2016	WD	Q	I	01	202,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GARDNER STEVE LEE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] W16 S10 E16 N10$ S10 W24 S34 FGR=[YR=2015] S20 E18 FOP=[YR=2015] S2 E11 N5 W3 N9 W6 S12 W2$ E2 N20 W3 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W12$ E20 S8 E6 S9 E14 N61$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS