LOT 151
IN OR 1965/1330
THE HIDEAWAY #2 PB 7/233

GREEN HEIDI M
86020 OSHEAS PL
YULEE, FL 32097

2026

42-2N-27-4370-0151-0000

BUILDING CHARACTERISTICS

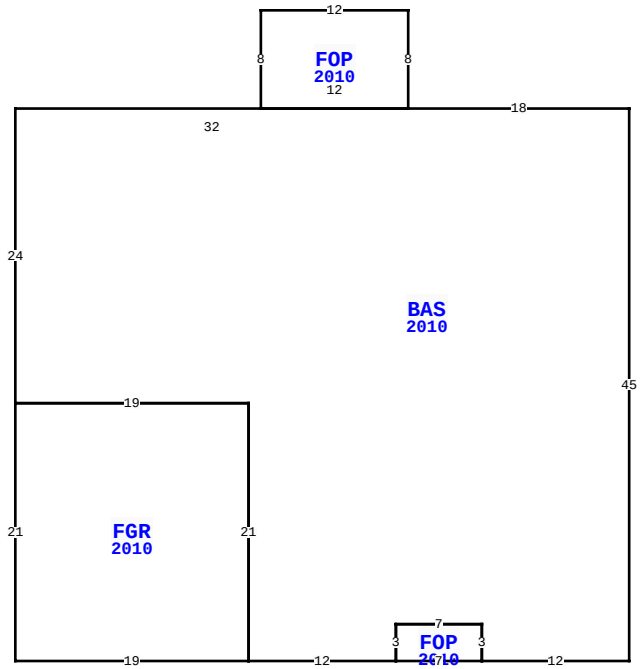
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,830	100	2010	1,830	196,252
FGR	399	55	2010	219	23,486
FOP	21	30	2010	6	643
FOP	96	30	2010	29	3,110
TOTALS	2,346			2,084	223,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,084	110.0001	115.50	240,702	2010	2010	0	0	0	7.15	92.85

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



86020 OSHEAS 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		223,492
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		278,492
SOH/AGL Deduction		75,653
ASSESSED VALUE		202,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,428
TOTAL JUST VALUE		278,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22987	CO ISSUED	0	04/12/2010
E22344	ELEC OTHER	0	01/01/2010
M14990	H/AC	0	12/01/2009
P14055	OTHER	0	12/01/2009
R12169	REPAIR/RRF	3,000	11/01/2009
B22987	NEW CONSTR	156,816	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1330	2/13/2015	SW	U	I	18	129,900
GRANTOR: SECRETARY OF VETERAN						
GRANTEE: GREEN HEIDI M						
1932/1655	8/18/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W18 FOP=[YR=2010] N8 W12 S8 E12$ W32 S24
FGR=[YR=2010] S21 E19 N21 W19$E19 S21 E12 FOP=[YR=2010] E7 N3 W7 S3$ 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

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