LOT 154
THE HIDEAWAY #2 PB 7/233

BETTERIDGE LINDSAY
86054 OSHEAS PL
YULEE, FL 32097

2026

42-2N-27-4370-0154-0000

BUILDING CHARACTERISTICS

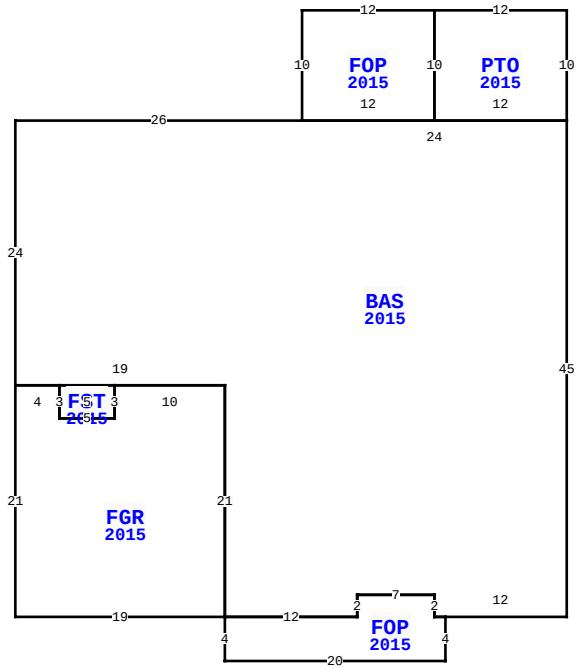
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,837	100	2015	1,837	216,127
FGR	384	55	2015	211	24,824
FOP	94	30	2015	28	3,294
FOP	120	30	2015	36	4,235
FST	15	55	2015	8	941
PTO	120	5	2015	6	706
TOTALS	2,570			2,126	250,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,126	117.5118	123.39	262,327	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2020 Heated Area: 1837 HX Base Yr 2020



86054 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,129
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		305,129
SOH/AGL Deduction		70,619
ASSESSED VALUE		234,510
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,099
TOTAL JUST VALUE		305,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531060	CO ISSUED	0	12/18/2015
B1531060	NEW CONSTR	231,165	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2287/1267	7/03/2019	WD	Q	I	01	235,000
GRANTOR: DAVIS PATRICK LEE & C						
GRANTEE: BETTERIDGE LINDSAY						
2173/1484	11/30/2017	WD	U	I	11	100
GRANTOR: ONEAL CHASIDY M						
GRANTEE: DAVIS PATRICK LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W12 FOP=[YR=2015] W12 S10 BAS=[YR=2015] W26 S24 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E20 N4 W1 N2 W7 S2 W12$ N21 W10 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S21 E12 N2 E7 S2 E12 N45 W24$ E12 N10$ S10 E12 N10$.

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