LOT 157
THE HIDEAWAY #2 PB 7/233

JENKINS PAMELA A & ROBERT KYLE
86035 O'SHEAS PLACE
YULEE, FL 32097

2026

42-2N-27-4370-0157-0000

BUILDING CHARACTERISTICS

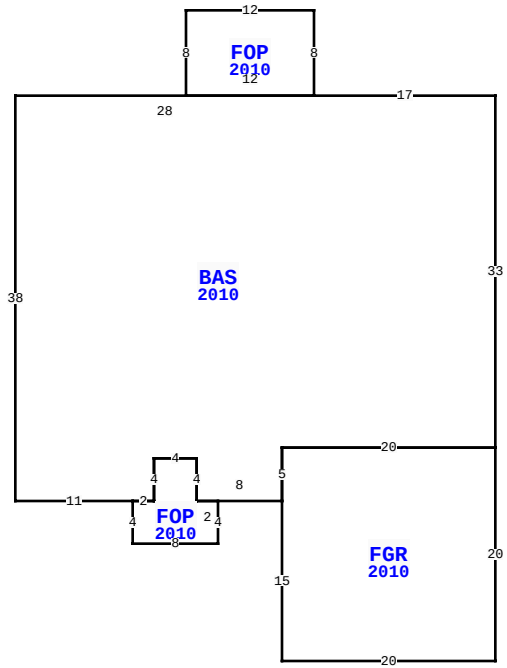
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,594	100	2010	1,594	172,160
FGR	400	55	2010	220	23,761
FOP	48	30	2010	14	1,512
FOP	96	30	2010	29	3,133
TOTALS	2,138			1,857	200,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	110.7204	116.26	215,895	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2011 Heated Area: 1594 HX Base Yr 2011



86035 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		200,566
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		255,566
SOH/AGL Deduction		113,451
ASSESSED VALUE		142,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,704
TOTAL JUST VALUE		255,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22943	CO ISSUED	0	03/03/2010
E22260	ELEC OTHER	0	11/01/2009
M14935	H/AC	0	11/01/2009
P0914001	OTHER	0	10/01/2009
B0922943	NEW CONSTR	140,448	10/01/2009
R0912139	REPAIR/RRF	3,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0789	10/19/2021	WD	U	I	11	100
GRANTOR: JENKINS PAMELA ANN						
GRANTEE: JENKINS PAMELA A &						
1706/1892	10/14/2010	WD	Q	I	01	165,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JENKINS PAMELA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 FOP=[YR=2010] N8 W12 S8 E12$ W28 S38 E11
FOP=[YR=2010] S4 E8 N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E8
FGR=[YR=2010] S15 E20 N20 W20 S5$ N5 E20 N33$.

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