LOT 158
THE HIDEAWAY #2 PB 7/233

SHUNNARAH JACK
86019 OSHEAS PLACE
YULEE, FL 32097

2026

42-2N-27-4370-0158-0000

BUILDING CHARACTERISTICS

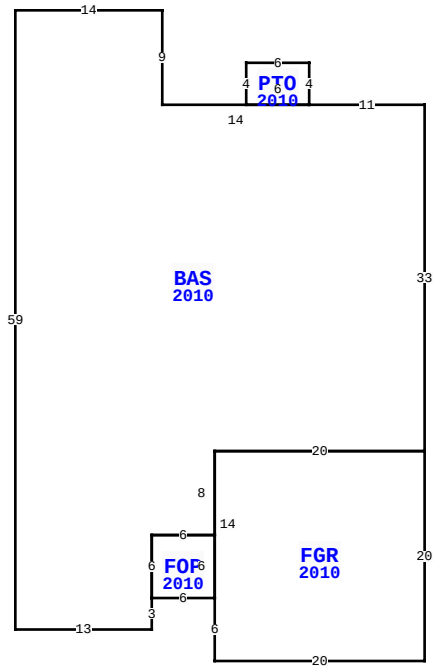
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,682	100	2010	1,682	179,978
FGR	400	55	2010	220	23,541
FOP	36	30	2010	11	1,177
PTO	24	5	2010	1	107
TOTALS	2,142			1,914	204,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	109.6914	115.18	220,455	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2018 Heated Area: 1682 HX Base Yr 2018



86019 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		204,803
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,803
SOH/AGL Deduction		71,849
ASSESSED VALUE		187,954
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,543
TOTAL JUST VALUE		259,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22942	CO ISSUED	0	03/03/2010
E22259	ELEC OTHER	0	11/01/2009
M14933	H/AC	0	11/01/2009
P0914000	OTHER	0	10/01/2009
B0922942	NEW CONSTR	138,204	10/01/2009
R0912138	REPAIR/RRF	3,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/07/2017	CN	Q	I	02	160,000
GRANTOR: FLETCHER KELLY R ET A						
GRANTEE: SHUNNARAH JACK						
1943/0701	10/20/2014	QC	U	I	11	100
GRANTOR: FLETCHER HUBERT R EST						
GRANTEE: CARTER KIMBERLY FLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W11 PTO=[YR=2010] N4 W6 S4 E6$ W14 N9 W14 S59 E13 N3 FOP=[YR=2010] E6 FGR=[YR=2010] S6 E20 N20 W20 S14$ N6 W6 S6 $ N6 E6 N8 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