LOT 160
THE HIDEAWAY #2 PB 7/233

DAWKINS MAURICE A & MELODY L
86012 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0160-0000

BUILDING CHARACTERISTICS

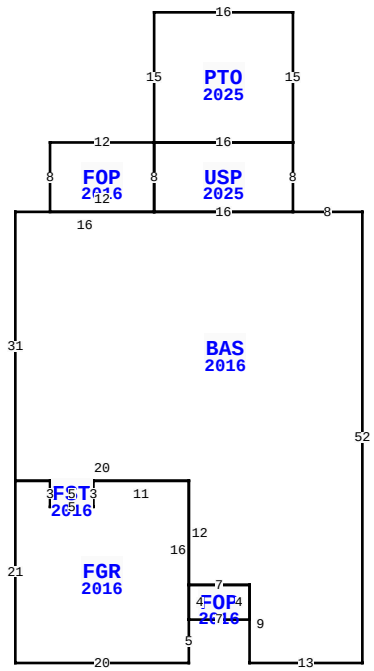
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,597	100	2016	1,597	191,356
FGR	420	55	2016	231	27,679
FOP	28	30	2016	8	959
FOP	96	30	2016	29	3,475
FST	15	55	2016	8	959
PTO	240	5	2025	12	1,438
USP	128	30	2025	38	4,553
TOTALS	2,524			1,923	230,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	119.0553	125.01	240,394	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2023 Heated Area: 1597 HX Base Yr 2023



86012 RIO WAY, 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		230,418
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		285,418
SOH/AGL Deduction		0
ASSESSED VALUE		285,418
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,007
TOTAL JUST VALUE		285,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631781	CO ISSUED	0	07/06/2016
B1631781	NEW CONSTR	203,386	02/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645013981	5/08/2026	WD	Q	I	01	345,000
GRANTOR: HART RAYMOND JOHN & J						
GRANTEE: DAWKINS MAURICE A &						
2567/1200	6/03/2022	WD	Q	I	01	335,000
GRANTOR: STAFFORD EVELYN RIOS						
GRANTEE: HART RAYMOND JOHN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W8 W16 W16 S31 E20 S12 E7 S9 E13 N52 $
FGR=[YR=2016;ORIG=-40,31] S21 E20 N5 N16 W11 W9 $
FOP=[YR=2016;ORIG=-24,0] N8 W12 S8 E12 $
FOP2016=[ORIG=-20,47] E7 N4 W7 S4 $
FST=[YR=2016;ORIG=-31,31] S3 W5 N3 E5 $
USP=[YR=2025;ORIG=-24,-8] E16 S8 W16 N8 $
PTO=[YR=2025;ORIG=-24,-8] E16 N15 W16 S15 $
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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