LOT 161
THE HIDEAWAY #2 PB 7/233

BEIGH FRANCES
86022 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0161-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

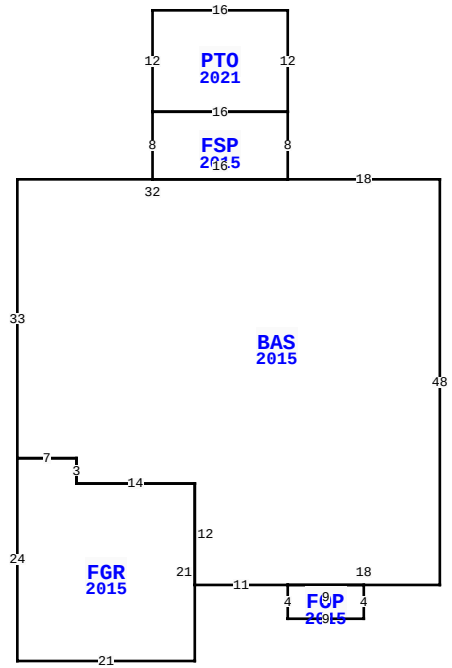
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	2015	2,127	238,432
FGR	462	55	2015	254	28,473
FOP	36	30	2015	11	1,233
FSP	128	40	2015	51	5,717
PTO	192	5	2021	10	1,121
TOTALS	2,945			2,453	274,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	111.7872	117.38	287,933	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2023 Heated Area: 2127 HX Base Yr 2023



86022 RIO WAY, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,976
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		329,976
SOH/AGL Deduction		119,139
ASSESSED VALUE		210,837
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		109,426
TOTAL JUST VALUE		329,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429333	CO ISSUED	0	02/10/2015
B1429333	NEW CONSTR	261,971	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1498	3/22/2022	WD	Q	I	02	380,000
GRANTOR: CLOWER MOLLY						
GRANTEE: BEIGH FRANCES						
2188/0028	4/04/2018	WD	Q	I	01	230,000
GRANTOR: MUSSELWHITE STEVEN A						
GRANTEE: CLOWER MOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W18 W32 S33 E7 S3 E14 S12 E11 E18 N48 $
FGR=[YR=2015;ORIG=-50,33] S24 E21 N21 W14 N3 W7 $
FSP=[YR=2015;ORIG=-18,0] N8 W16 S8 E16 $
FOP=[YR=2015;ORIG=-18,48] S4 E9 N4 W9 $
PTO=[YR=2021;ORIG=-34,-8] E16 N12 W16 S12 $
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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