LOT 162
IN OR 1890/216
THE HIDEAWAY #2 PB 7/233

LAMAR ADAM M
86036 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0162-0000

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		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

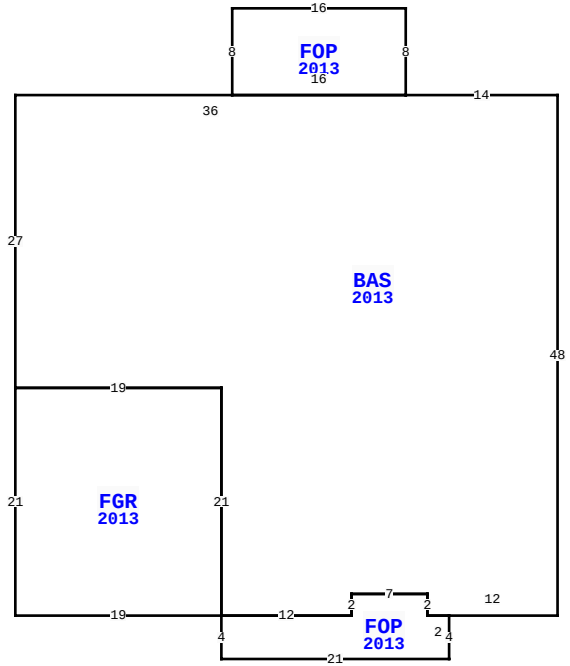
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2013	1,987	227,015
FGR	399	55	2013	219	25,021
FOP	98	30	2013	29	3,313
FOP	128	30	2013	38	4,341
TOTALS	2,612			2,273	259,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	115.1451	120.90	274,806	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 1987 HX Base Yr 2015



86036 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		259,692
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		314,692
SOH/AGL Deduction		105,918
ASSESSED VALUE		208,774
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		152,363
TOTAL JUST VALUE		314,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327234	CO ISSUED	0	10/11/2013
B1327234	NEW CONSTR	246,153	05/01/2013
B23771	NEW CONSTR	143,338	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0029	4/12/2018	QC	U	I	11	100
GRANTOR: LAMAR KELLY LEANNE						
GRANTEE: LAMAR ADAM M						
2108/0686	2/22/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: LAMAR ADAM MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FOP=[YR=2013] N8 W16 S8 E16 $ W36 S27
FGR=[YR=2013] S21 E19 FOP=[YR=2013] S4 E21 N4 W2 N2 W7 S2
W12 $ N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N48 $.

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