LOT 163
IN OR 2062/1217
THE HIDEAWAY #2 PB 7/233

STEDING SAMUEL C & ANSLEY L
86050 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0163-0000

BUILDING CHARACTERISTICS

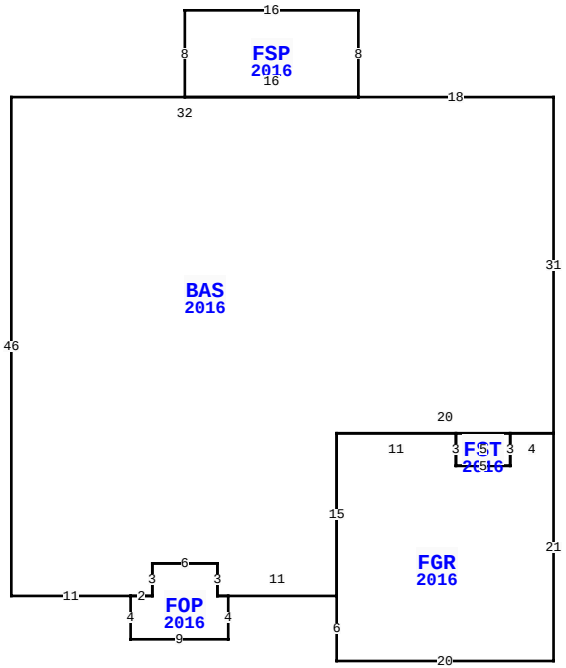
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,982	100	2016	1,982	224,759
FGR	405	55	2016	223	25,288
FOP	54	30	2016	16	1,814
FSP	128	40	2016	51	5,784
FST	15	55	2016	8	907
TOTALS	2,584			2,280	258,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	112.6755	118.31	269,747	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2017 Heated Area: 1982 HX Base Yr 2017



86050 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		258,552
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		313,552
SOH/AGL Deduction		104,989
ASSESSED VALUE		208,563
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,152
TOTAL JUST VALUE		313,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631752	CO ISSUED	0	06/22/2016
B1631752	NEW CONSTR	247,911	02/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/1217	7/27/2016	WD	Q	I	01	207,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STEDING SAMUEL C &						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FSP=[YR=2016] N8 W16 S8 E16$ W32 S46 E11
FOP=[YR=2016] S4 E9 N4 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E11
FGR=[YR=2016] S6 E20 N21 W4 FST=[YR=2016] W5 S3 E5 N3$ S3
W5 N3 W11 S15$ N15 E20 N31$.

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