LOT 165
THE HIDEAWAY #2 PB 7/233

BRAYLEY JOSEPH P & REBECCA L
86055 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

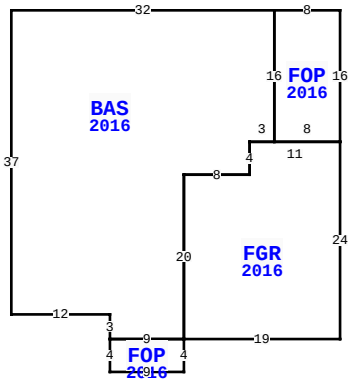
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

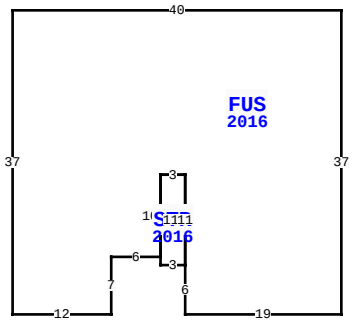
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	2016	1,012	110,637
FGR	424	55	2016	233	25,473
FOP	36	30	2016	11	1,203
FOP	128	30	2016	38	4,154
FUS	1,387	100	2016	1,387	151,634
STR	33	10	2016	3	328
TOTALS	3,020			2,684	293,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,684	108.4608	113.88	305,654	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 2399 HX Base Yr 2021





86055 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		293,428
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,428
SOH/AGL Deduction		66,068
ASSESSED VALUE		282,360
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		225,949
TOTAL JUST VALUE		348,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531057	CO ISSUED	0	01/22/2016
B1531057	NEW CONSTR	292,225	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0376	4/29/2020	WD	Q	I	01	259,000
GRANTOR: MILLER NICHOLAS G & S						
GRANTEE: BRAYLEY JOSEPH P &						
2043/1182	5/02/2016	WD	Q	I	01	224,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILLER NICHOLAS G &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W8 BAS=[YR=2016] W32 S37 E12 S3 FOP=[YR=2016] S4 E9 N4 FGR=[YR=2016] E19 N 24 W11 S4 W 8 S20$ W9$ E9 N20 E8 N4 E3 N16$ S16 E8 N16$ PTR= E30 FUS=[YR=2016] E40 S37 W19 N6 STR=[YR=2016] W3 N11 E3 S11 $ N11 W3 S10 W6 S7 W12 N37$ W30$.

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