LOT 167
IN OR 1889/25
THE HIDEAWAY #2 PB 7/233

COLEMAN MICHAEL E & ASHLEY E
86029 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0167-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

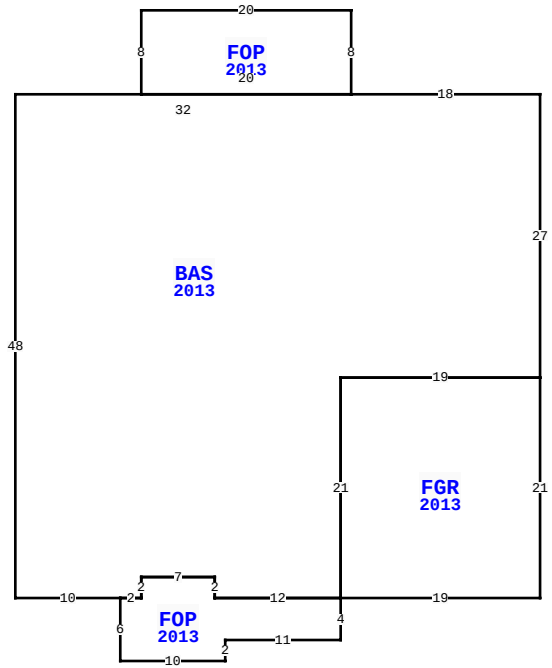
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,987	100	2013	1,987	236,591
FGR	399	55	2013	219	26,076
FOP	118	30	2013	35	4,167
FOP	160	30	2013	48	5,716
TOTALS	2,664			2,289	272,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,289	120.1872	126.20	288,872	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 0% - 0 Heated Area: 1987 HX Base Yr



86029 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	272,551
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	327,551
SOH/AGL Deduction	0
ASSESSED VALUE	327,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,551
TOTAL JUST VALUE	327,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327231	CO ISSUED	0	10/07/2013
B1327231	NEW CONSTR	237,372	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/0025	11/04/2013	WD	Q	I	02	189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLEMAN MICHAEL ERI						
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=2013] W18 FOP=[YR=2013] N8 W20 S8 E20 $ W32 S48 E10
FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N21 W19
S21 $ W12 N2 W7 S2 W2 $ E2 N2 E7 S2 E12 N21 E19 N27 $.

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	0	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