LOT 168
IN OR 1884/1319
THE HIDEAWAY #2 PB 7/233

GINN JENNIFER LUCY/LAW ALAN DASHTON
86017 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0168-0000

BUILDING CHARACTERISTICS

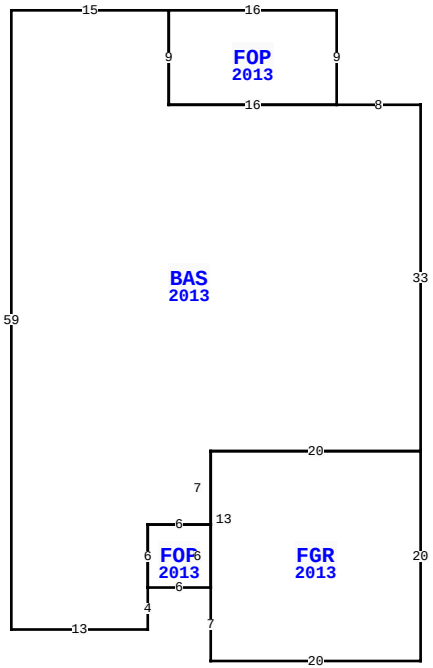
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,685	100	2013	1,685	193,923
FGR	400	55	2013	220	25,320
FOP	36	30	2013	11	1,266
FOP	144	30	2013	43	4,949
TOTALS	2,265			1,959	225,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	116.1741	121.98	238,959	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2015 Heated Area: 1685 HX Base Yr 2015



86017 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		225,458
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,458
SOH/AGL Deduction		95,834
ASSESSED VALUE		184,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,213
TOTAL JUST VALUE		280,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1327068	CO ISSUED	0	08/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1884/1319	10/01/2013	WD	Q	I	02	172,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GINN JENNIFER LUCY						
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] W8 FOP=[YR=2013] N9 W16 S9 E16 $ W16 N9 W15 S59 E13 N4 FOP=[YR=2013] E6 FGR=[YR=2013] S7 E20 N20 W20 S13 $ N6 W6 S6 $ N6 E6 N7 E20 N33 $.

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