LOT 169
THE HIDEAWAY #2 PB 7/233

TILTON MARJORIE FEBBY/OFFER THOMAS Y & MARGARITA G
86007 RIO WAY
YULEE, FL 32097

2026

42-2N-27-4370-0169-0000

BUILDING CHARACTERISTICS

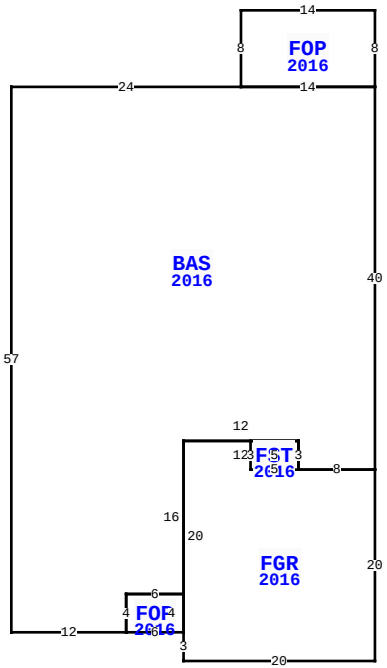
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,766	100	2016	1,766	202,635
FGR	436	55	2016	240	27,538
FOP	24	30	2016	7	803
FOP	112	30	2016	34	3,901
FST	15	55	2016	8	918
TOTALS	2,353			2,055	235,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	114.0132	119.71	246,004	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 0% - 2025 Heated Area: 1766 HX Base Yr



86007 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,795
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	290,795
SOH/AGL Deduction	0
ASSESSED VALUE	290,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,795
TOTAL JUST VALUE	290,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631921	CO ISSUED	0	07/05/2016
B1631921	NEW CONSTR	222,362	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0937	8/01/2022	QC	U	I	11	100
GRANTOR: OFFER THOMAS Y & MARG						
GRANTEE: OFFER THOMAS Y & MA						
2573/0915	6/21/2022	WD	Q	I	01	390,000
GRANTOR: LEES GAVIN G & ASHLEY						
GRANTEE: OFFER THOMAS YEHEZK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W14 S8 BAS=[YR=2016] W24 S57 E12
FOP=[YR=2016] E6 FGR=[YR=2016] S3 E20 N20 W8 FST=[YR=2016]
W5 N3 E5 S3$ N3 W12 S20$ N4 W6 S4$ N4 E6 N16 E12 S3 E8 N40
W14$ E14 N8$.

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