LOT 181
IN OR 2007/884
THE HIDEAWAY #2 PB 7/233

ELLIOTT RANDY S JR
86010 MONTECARLO CT
YULEE, FL 32097

2026

42-2N-27-4370-0181-0000

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

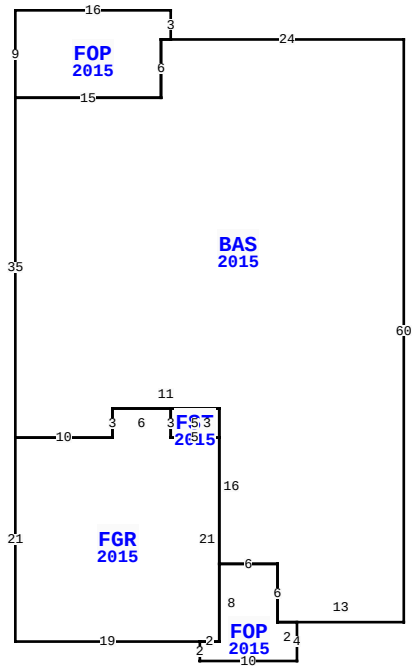
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2015	1,842	221,651
FGR	459	55	2015	252	30,323
FOP	72	30	2015	22	2,647
FOP	138	30	2015	41	4,933
FST	15	55	2015	8	963
TOTALS	2,526			2,165	260,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	120.1872	126.20	273,223	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2017 Heated Area: 1842 HX Base Yr 2017



86010 MONTECARLO CT, 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		260,518
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,518
SOH/AGL Deduction		102,897
ASSESSED VALUE		212,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,210
TOTAL JUST VALUE		315,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530073	CO ISSUED	0	08/27/2015
B1530073	NEW CONSTR	231,991	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2007/0884	10/01/2015	WD	Q	I	02	199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ELLIOTT RANDY S JR						
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=2015] W24 FOP=[YR=2015] N3 W16 S9 E15 N6 E1$ W1 S6 W15 S35 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S2 E10 N4 W2 N6 W6 S8 W2$ E2 N21 FST=[YR=2015] N3 W5 S3 E5$ W5 N3 W6 S3 W10$ E10 N3 E11 S16 E6 S6 E13 N60$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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