LOT 184
THE HIDEAWAY #2 PB 7/233

THORPE SARAH A
86040 MONTECARLO CT
YULEE, FL 32097

2026

42-2N-27-4370-0184-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

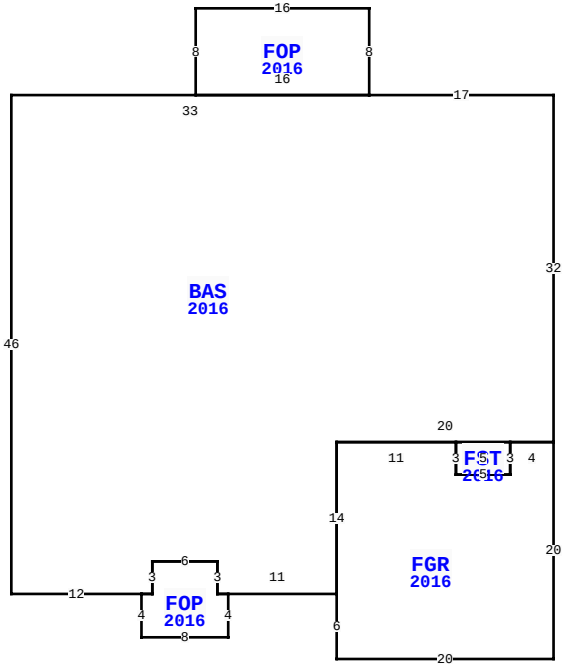
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,002	100	2016	2,002	235,070
FGR	385	55	2016	212	24,893
FOP	50	30	2016	15	1,762
FOP	128	30	2016	38	4,462
FST	15	55	2016	8	939
TOTALS	2,580			2,275	267,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	116.4828	122.31	278,255	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2018 Heated Area: 2002 HX Base Yr 2018



86040 MONTECARLO CT, 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		267,125
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		322,125
SOH/AGL Deduction		92,698
ASSESSED VALUE		229,427
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		173,016
TOTAL JUST VALUE		322,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531383	NEW CONSTR	0	11/05/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2830/1279	9/27/2025	QC	U	I	11	100
GRANTOR: THORPE STEVEN D						
GRANTEE: THORPE SARAH A						
2060/0367	7/18/2016	WD	Q	I	01	211,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THORPE STEVEN D & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N8 W16 S8 E16$ W33 S46 E12
FOP=[YR=2016] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2016] S6 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3
W5 N3 W11 S14$ N14 E20 N32$.

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS