LOT 185
IN OR 1908/1743
THE HIDEAWAY #2 PB 7/233

NEWHOUSE JODY J & CHAD M
86050 MONTECARLO CT
YULEE, FL 32097

2026

42-2N-27-4370-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

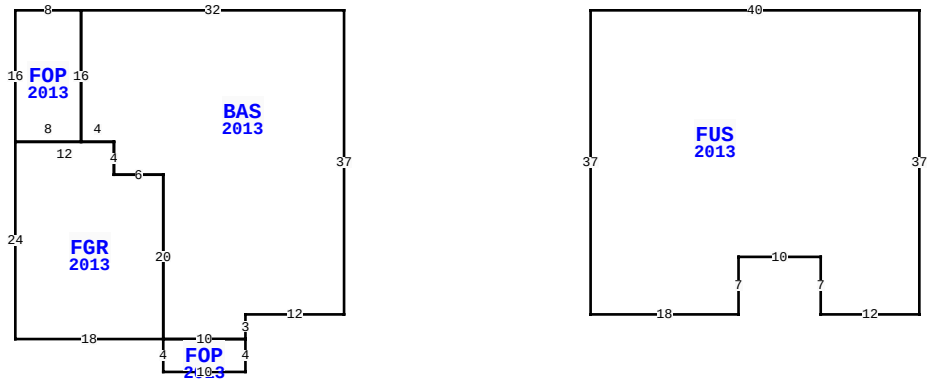
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,028	100	2013	1,028	112,714
FGR	408	55	2013	224	24,560
FOP	40	30	2013	12	1,316
FOP	128	30	2013	38	4,166
FUS	1,410	100	2013	1,410	154,598
TOTALS	3,014			2,712	297,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	110.6784	116.21	315,162	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2015 Heated Area: 2438 HX Base Yr 2015



86050 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		297,355
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,355
SOH/AGL Deduction		116,011
ASSESSED VALUE		236,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,933
TOTAL JUST VALUE		352,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327351	CO ISSUED	0	11/07/2013
E1326510	NEW CONSTR	0	08/01/2013
B1327351	NEW CONSTR	278,742	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1743	3/14/2014	WD	Q	I	02	208,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NEWHOUSE JODY J & C						
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] W32 FOP=[YR=2013] W8 S16 FGR=[YR=2013] S24 E18 FOP=[YR=2013] S4 E10 N4 W10 $ N20 W6 N4 W12 $ E8 N16 $ S16 E4 S4 E6 S20 E10 N3 E12 N37 $ PTR= E30 FUS=[YR=2013] E40 S37 W12 N7 W10 S7 W18 N37 $ W30 $.

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