LOT 187
IN OR 2023/672
THE HIDEAWAY #2 PB 7/233

GRIMM JAMES R
86033 MONTE CARLO CT
YULEE, FL 32097

2026

42-2N-27-4370-0187-0000

BUILDING CHARACTERISTICS

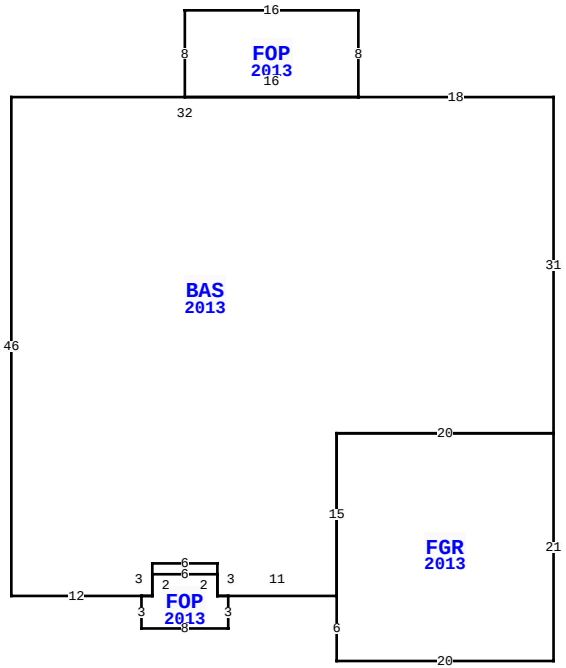
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,982	100	2013	1,982	230,741
FGR	420	55	2013	231	26,893
FOP	36	30	2013	11	1,280
FOP	128	30	2013	38	4,424
TOTALS	2,566			2,262	263,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	117.5118	123.39	279,108	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2023 Heated Area: 1982 HX Base Yr



86033 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		263,338
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,338
SOH/AGL Deduction		0
ASSESSED VALUE		318,338
TOTAL EXEMPTION VALUE	13	318,338
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		318,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327131	CO ISSUED	0	09/05/2013
E1326133	NEW CONSTR	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/0672	12/19/2015	QC	U	I	11	100
GRANTOR: GRIMM JAMES R & SAMAN						
GRANTEE: GRIMM JAMES R						
1882/1058	9/20/2013	WD	Q	I	01	187,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GRIMM JAMES R & SAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S46 E12
FOP=[YR=2013] S3 E8 N3 W1 N2 W6 S2 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2013] S6 E20 N21 W20 S15 $ N15 E20 N31 $.

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