LOT 192
IN OR 2150/1886
THE HIDEAWAY #2 PB 7/233

86032 PARIS PLACE LLC
664 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4370-0192-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

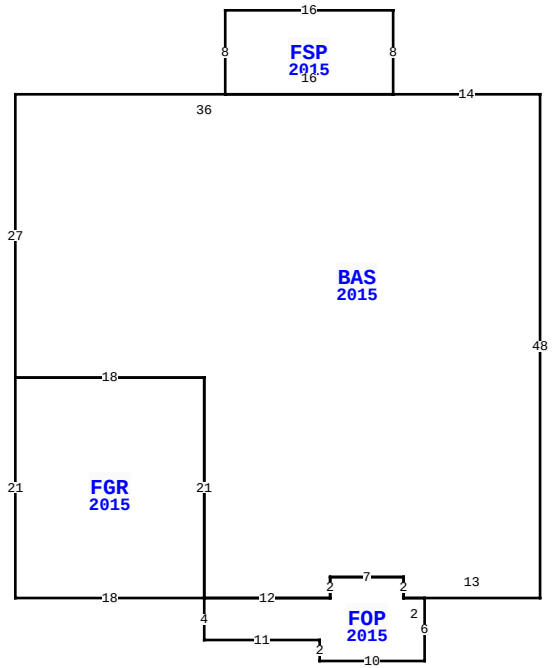
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	2,008	100	2015	2,008	229,411
FGR	378	55	2015	208	23,764
FOP	118	30	2015	35	3,999
FSP	128	40	2015	51	5,827
TOTALS	2,632			2,302	263,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	114.1161	119.82	275,826	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 0 Heated Area: 2008 HX Base Yr



86032 PARIS PL, 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	263,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	318,000
SOH/AGL Deduction	0
ASSESSED VALUE	318,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,000
TOTAL JUST VALUE	318,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429555	CO ISSUED	0	03/26/2015
B1429555	NEW CONSTR	245,853	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/1886	7/25/2017	WD	U	I	11	100
GRANTOR: MACKLE JOANN R REV LV						
GRANTEE: 86032 PARIS PLACE L						
1976/1855	4/20/2015	WD	Q	I	02	209,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MACKEL JOANN RASH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FSP=[YR=2015] N8 W16 S8 E16 $ W36 S27
FGR=[YR=2015] S21 E18 FOP=[YR=2015] S4 E11 S2 E10 N6 W2 N2
W7 S2 W12 $ N21 W18 $ E18 S21 E12 N2 E7 S2 E13 N48 $.

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