LOT 194
IN OR 2032/1953
THE HIDEAWAY #2 PB 7/233

FRAZIER JOHN H/BARNHART SARAH M
86052 PARIS PL
YULEE, FL 32097

2026

42-2N-27-4370-0194-0000

NASSAU COUNTY PROPERTY

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

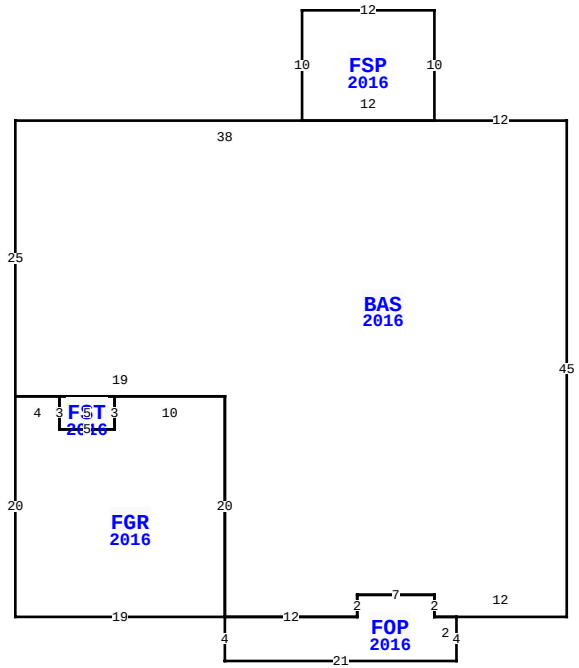
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	219,852
FGR	365	55	2016	201	23,809
FOP	98	30	2016	29	3,435
FSP	120	40	2016	48	5,686
FST	15	55	2016	8	948
TOTALS	2,454			2,142	253,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	117.5118	123.39	264,301	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 1856 HX Base Yr 2020



86052 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		253,729
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,729
SOH/AGL Deduction		71,146
ASSESSED VALUE		237,583
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,172
TOTAL JUST VALUE		308,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531148	CO ISSUED	0	02/26/2016
B1531148	NEW CONSTR	231,165	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1953	3/07/2016	WD	Q	I	01	206,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRAZIER JOHN H & SA						
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=2016] W12 FSP=[YR=2016] N10 W12 S10 E12$ W38 S25 FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E21 N4 W2 N2 W7 S2 W12$ N20 W10 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12 N45$.

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