LOT 26
IN OR 1574/800
THE HIDEAWAY #3 REPLAT

SHEPHERD DENNIS P
10121 KING OAK DR
RIVERVIEW, FL 33569

2026

42-2N-27-4371-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

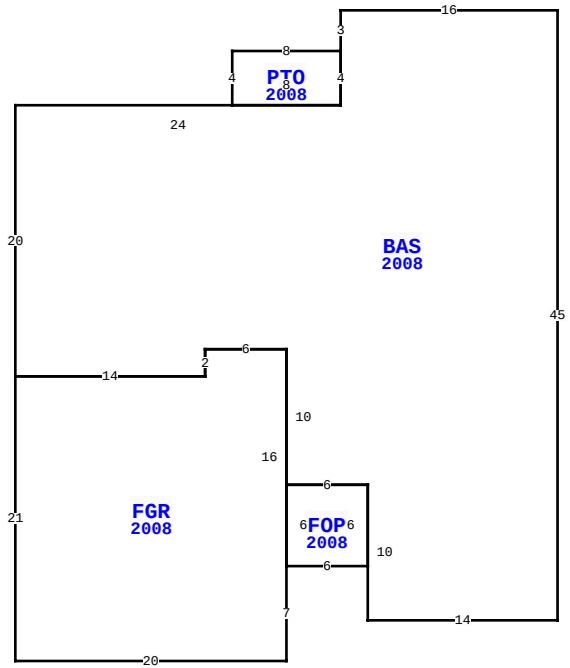
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2008	1,200	139,523
FGR	432	55	2008	238	27,672
FOP	36	30	2008	11	1,279
PTO	32	5	2008	2	232
TOTALS	1,700			1,451	168,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	121.0230	127.07	184,379	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86225 CAESARS AVE, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	168,707
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	223,707
SOH/AGL Deduction	0
ASSESSED VALUE	223,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,707
TOTAL JUST VALUE	223,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13822	MECH OTHER	0	05/01/2008
C21298	CO ISSUED	0	04/01/2008
P13160	OTHER	0	04/01/2008
E20721	ELEC OTHER	1,800	04/01/2008
R11182	REPAIR/RRF	5,000	04/01/2008
B21298	NEW CONSTR	150,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/0800	6/30/2008	WD	Q	I		156,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SHEPHERD DENNIS P						
1553/0628	2/29/2008	WD	U	V	19	41,500
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 S3 PTO=[YR=2008] W8 S4 E8 N4$ S4 W24 S20
FGR=[YR=2008] S21 E20 N7 FOP=[YR=2008] E6 N6 W6 S6$ N16 W6
S2 W14$ E14 N2 E6 S10 E6 S10 E14 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	000134	C	RES POND	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