LOT 23
IN OR 2158/1143
HIDEAWAY PHASE 1A PBK 8/134

PETERS IRIS C
86211 CLOISTER CT
YULEE, FL 32097

2026

42-2N-27-4372-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

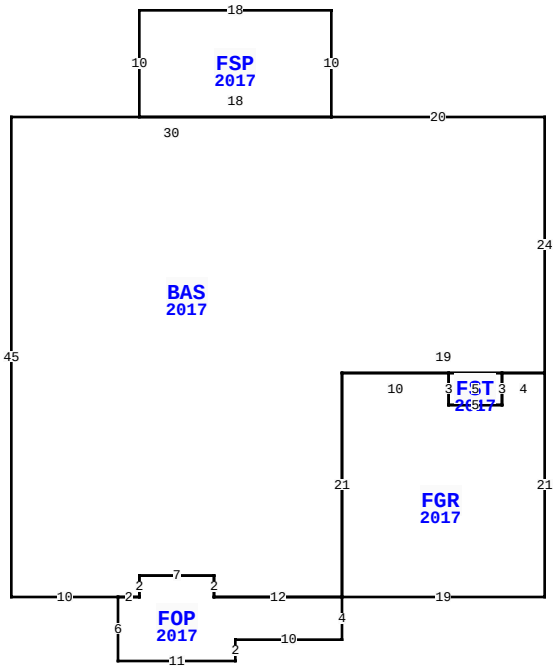
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2017	1,837	220,069
FGR	384	55	2017	211	25,278
FOP	120	30	2017	36	4,312
FSP	180	40	2017	72	8,626
FST	15	55	2017	8	958
TOTALS	2,536			2,164	259,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	118.8495	124.79	270,046	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2018 Heated Area: 1837 HX Base Yr



86211 CLOISTER 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		259,244
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		314,244
SOH/AGL Deduction		0
ASSESSED VALUE		314,244
TOTAL EXEMPTION VALUE	13	314,244
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009622	CO ISSUED	0	10/31/2017
17005100	NEW CONSTR	0	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1143	11/16/2017	WD	Q	I	01	233,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PETERS IRIS C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 FSP=[YR=2017] N10 W18 S10 E18$ W30 S45 E10 FOP=[YR=2017] S6 E11 N2 E10 N4FGR=[YR=2017] E19 N21 W4 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W10 S21$ W12 N2 W7 S2 W2$ E2 N2 E7 S2 E12 N21 E19 N24$.

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS