LOT 24
HIDEAWAY PHASE 1A PBK 8/134

TRAN MHUT D/LU NGOC DUNG
86223 CLOISTER COURT
YULEE, FL 32097

2026

42-2N-27-4372-0024-0000

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 60
Interior Floo	14	CARPET 40
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

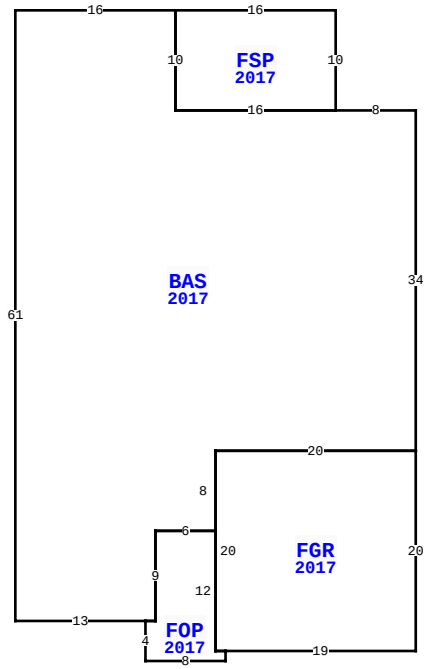
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	2017	1,806	216,928
FGR	400	55	2017	220	26,425
FOP	83	30	2017	25	3,003
FSP	160	40	2017	64	7,688
TOTALS	2,449			2,115	254,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	119.1582	125.12	264,629	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2025 Heated Area: 1806 HX Base Yr



86223 CLOISTER 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 — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,044
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	309,044
SOH/AGL Deduction	0
ASSESSED VALUE	309,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,044
TOTAL JUST VALUE	309,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010880	CO ISSUED	0	12/07/2017
17006203	NEW CONSTR	228,515	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/1757	10/29/2024	WD	Q	I	01	340,000
GRANTOR: FRANCIS RODNEY & KIMB						
GRANTEE: TRAN MHUT D						
2433/1644	2/12/2021	WD	Q	I	01	265,000
GRANTOR: STEPP JOHNNY D III &						
GRANTEE: FRANCIS RODNEY & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 FSP=[YR=2017] N10 W16 S10 E16$ W16 N10 W16 S61 E13 FOP=[YR=2017] S4 E8 N1 FGR=[YR=2017] E19 N20 W20 S20 E1$ W1 N12 W6 S9 W1$ E1 N9 E6 N8 E20 N34$.

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 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