LOT 26
IN OR 2163/1146
HIDEAWAY PHASE 1A PBK 8/134

NOVAK KEITH T & AMBER D
86247 CLOISTER CT
YULEE, FL 32097

2026

42-2N-27-4372-0026-0000

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

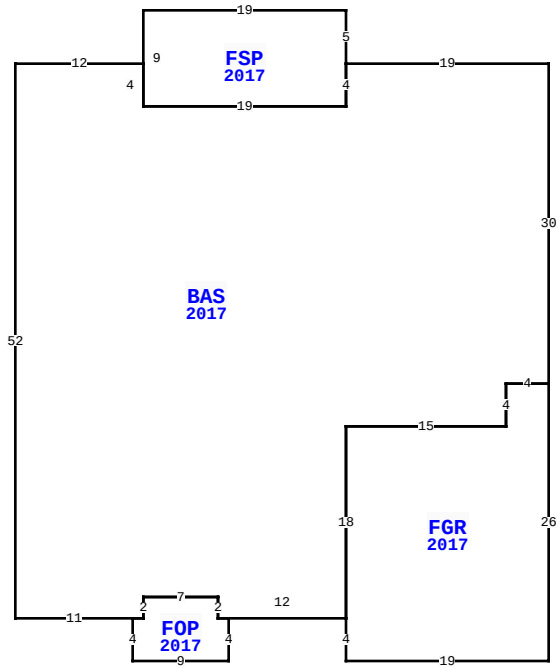
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,152	100	2017	2,152	251,009
FGR	434	55	2017	239	27,877
FOP	50	30	2017	15	1,750
FSP	171	40	2017	68	7,932
TOTALS	2,807			2,474	288,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,474	115.7184	121.50	300,591	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2152 HX Base Yr



86247 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		288,567
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,567
SOH/AGL Deduction		0
ASSESSED VALUE		343,567
TOTAL EXEMPTION VALUE	13	343,567
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		343,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010237	CO ISSUED	0	11/17/2017
17006201	NEW CONSTR	268,858	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/1146	12/08/2017	WD	Q	I	01	245,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: NOVAK KEITH T & AMB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] N5 W19 S9 E19 N4$ S4 W19 N4 W12 S52 E11 FOP=[YR=2017] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 FGR=[YR=2017] S4 E19 N26 W4 S4 W15 S18$ N18 E15 N4 E4 N30$.

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