LOT 38
IN OR 2159/1230
HIDEAWAY PHASE 1A PBK 8/134

HEDGES JUDITH C MCGEE
86136 PRESERVE PLACE
YULEE, FL 32097

2026

42-2N-27-4372-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
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

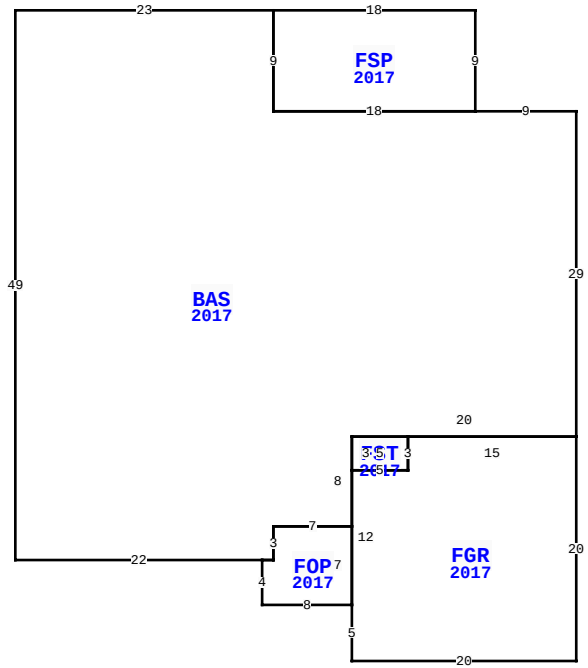
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100	2017	1,966	236,382
FGR	385	55	2017	212	25,489
FOP	53	30	2017	16	1,924
FSP	162	40	2017	65	7,815
FST	15	55	2017	8	962
TOTALS	2,581			2,267	272,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	118.8495	124.79	282,899	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2018 Heated Area: 1966 HX Base Yr 2018



86136 PRESERVE 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		272,573
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,573
SOH/AGL Deduction		156,695
ASSESSED VALUE		170,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,467
TOTAL JUST VALUE		327,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010115	CO ISSUED	0	11/15/2017
17004317	NEW CONSTR	321,313	05/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/1230	11/22/2017	WD	Q	I	01	237,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCGEE THOMAS G & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W9 FSP=[YR=2017] N9 W18 S9 E18$ W18 N9 W23 S49 E22 FOP=[YR=2017] S4 E8 FGR=[YR=2017] S5 E20 N20 W15 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 S12$ N7 W7 S3 W1$ E1 N3 E7 N8 E20 N29$.

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