LOT 42
IN OR 2203/1598
HIDEAWAY PHASE 1A PBK 8/134

FALASA JEANETTE
86105 PRESERVE PLACE
YULEE, FL 32097

2026

42-2N-27-4372-0042-0000

BUILDING CHARACTERISTICS

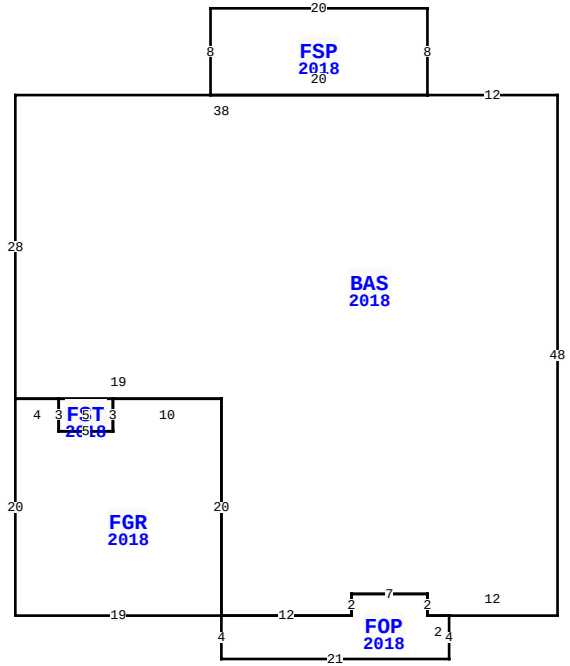
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,006	100	2018	2,006	224,725
FGR	365	55	2018	201	22,518
FOP	98	30	2018	29	3,249
FSP	160	40	2018	64	7,170
FST	15	55	2018	8	896
TOTALS	2,644			2,308	258,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	110.1030	115.61	266,828	2018	2018	0	0	0	3.10	96.90

1 SINGLE FAM 100% - 2019 Heated Area: 2006 HX Base Yr 2019



86105 PRESERVE PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,556
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		313,556
SOH/AGL Deduction		78,005
ASSESSED VALUE		235,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,140
TOTAL JUST VALUE		313,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005733	CO ISSUED	0	06/06/2018
18000247	NEW CONSTR	258,589	01/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1598	6/14/2018	WD	Q	I	01	228,700

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: FALASA JEANETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FSP=[YR=2018] N8 W20 S8 E20$ W38 S28
FGR=[YR=2018] S20 E19 FOP=[YR=2018] S4 E21 N4 W2 N2 W7 S2
W12$ N20 W10 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20
E12 N2 E7 S2 E12 N48$.

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