LOT 43
HIDEAWAY PHASE 1A PBK 8/134

SEAGRAVES JAMES & AMANDA
86117 PRESERVE PL
YULEE, FL 32097

2026

42-2N-27-4372-0043-0000

BUILDING CHARACTERISTICS

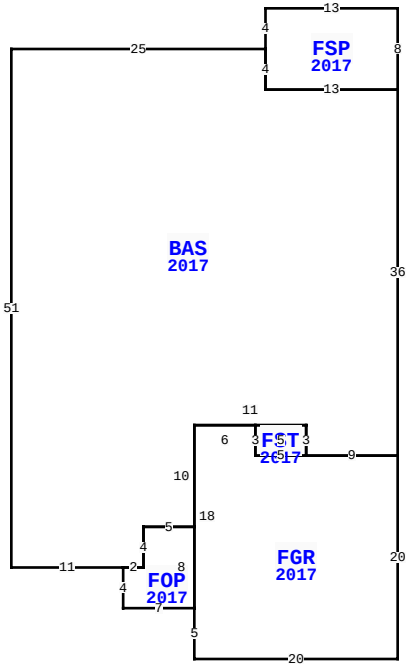
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,613	100	2017	1,613	189,572
FGR	418	55	2017	230	27,031
FOP	48	30	2017	14	1,646
FSP	104	40	2017	42	4,936
FST	15	55	2017	8	940
TOTALS	2,198			1,907	224,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	116.1741	121.98	232,616	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2025 Heated Area: 1613 HX Base Yr 2025



86117 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		224,126
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,126
SOH/AGL Deduction		0
ASSESSED VALUE		279,126
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,715
TOTAL JUST VALUE		279,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001952	CO ISSUED	0	03/10/2017
B1632341	NEW CONSTR	204,516	05/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1703	2/23/2024	WD	Q	I	01	351,000
GRANTOR: MCCRACKEN MORGAN P &						
GRANTEE: SEAGRAVES JAMES & A						
2123/1912	5/31/2017	WD	Q	I	01	215,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCCRACKEN MORGAN P						

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

FSP=[YR=2017] W13 S4 BAS=[YR=2017] W25 S51 E11
FOP=[YR=2017] S4 E7 FGR=[YR=2017] S5 E20 N20 W9
FST=[YR=2017] N3 W5 S3 E5$ W5 N3 W6 S18$ N8 W5 S4 W2$ E2 N4 E5 N10 E11 S3 E9 N36W13 N4$ S4 E13 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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