LOT 5
HIDEAWAY PHASE 1B PBK 8/301

SMITH TREVA ANN
86187 TRANQUIL CT
YULEE, FL 32097

2026

42-2N-27-4373-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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

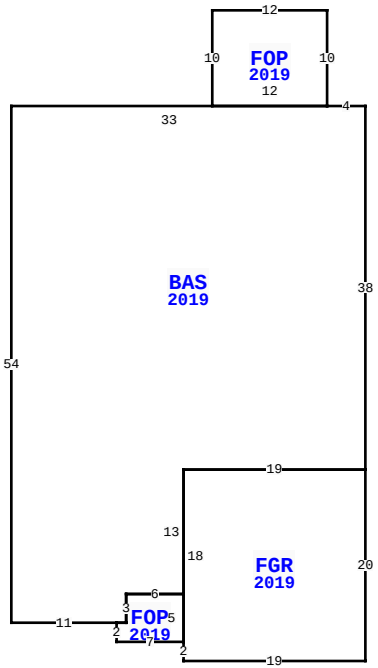
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2019	1,676	208,512
FGR	380	55	2019	209	26,001
FOP	32	30	2019	10	1,244
FOP	120	30	2019	36	4,479
TOTALS	2,208			1,931	240,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	121.5249	127.60	246,396	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 1676 HX Base Yr 2024



86187 TRANQUIL 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,236
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,236
SOH/AGL Deduction		0
ASSESSED VALUE		295,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,825
TOTAL JUST VALUE		295,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001875	CO ISSUED	0	02/26/2019
18011181	NEW CONSTR	0	11/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/1144	8/07/2023	TD	Q	I	01	361,500
GRANTOR: HUGHES EDWARD N JR L/						
GRANTEE: SMITH TREVA ANN						
2421/1177	12/20/2020	SW	U	I	11	100
GRANTOR: HUGHES MARGARET J						
GRANTEE: HUGHES MARGARET J I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 FOP=[YR=2019] N10 W12 S10 E12$ W33 S54 E11 FOP=[YR=2019] S2 E7 FGR=[YR=2019] S2 E19 N20 W19 S18$ N5 W6 S3 W1$ E1 N3 E6 N13 E19 N38 $.

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