LOT 7
HIDEAWAY PHASE 1B PBK 8/301

GRANIERI JOSEPH B JR & DONNA P
86199 TRANQUIL CT
YULEE, FL 32097

2026

42-2N-27-4373-0007-0000

NASSAU COUNTY PROPERTY

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		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

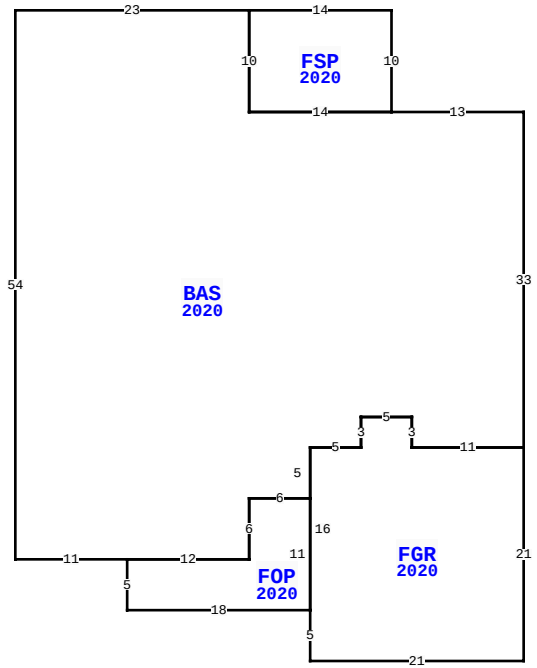
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2020	2,148	258,667
FGR	456	55	2020	251	30,226
FOP	126	30	2020	38	4,576
FSP	140	40	2020	56	6,743
TOTALS	2,870			2,493	300,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,493	117.0288	122.88	306,340	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2148 HX Base Yr 2021



86199 TRANQUIL 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		300,213
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		355,213
SOH/AGL Deduction		68,212
ASSESSED VALUE		287,001
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		230,590
TOTAL JUST VALUE		355,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007438	CO ISSUED	0	08/19/2020
C0002646	NEW CONSTR	290,795	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/0845	11/13/2020	WD	Q	I	01	293,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GRANIERI JOSEPH B J						
2365/1104	6/01/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] N10 W14 S10 E14$ W14 N10 W23 S54 E11 FOP=[YR=2020] S5 E18 FGR=[YR=2020] S5 E21 N21 W11 N3 W5 S3 W5 S16$ N11 W6 S6 W12$ E12 N6 E6 N5 E5 N3 E5 S3 E11 N33$.

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