LOT 8
HIDEAWAY PHASE 1B PBK 8/301

LAVAQUE-CASALI ANDREW
86198 TRANQUIL COURT
YULEE, FL 32097

2026

42-2N-27-4373-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

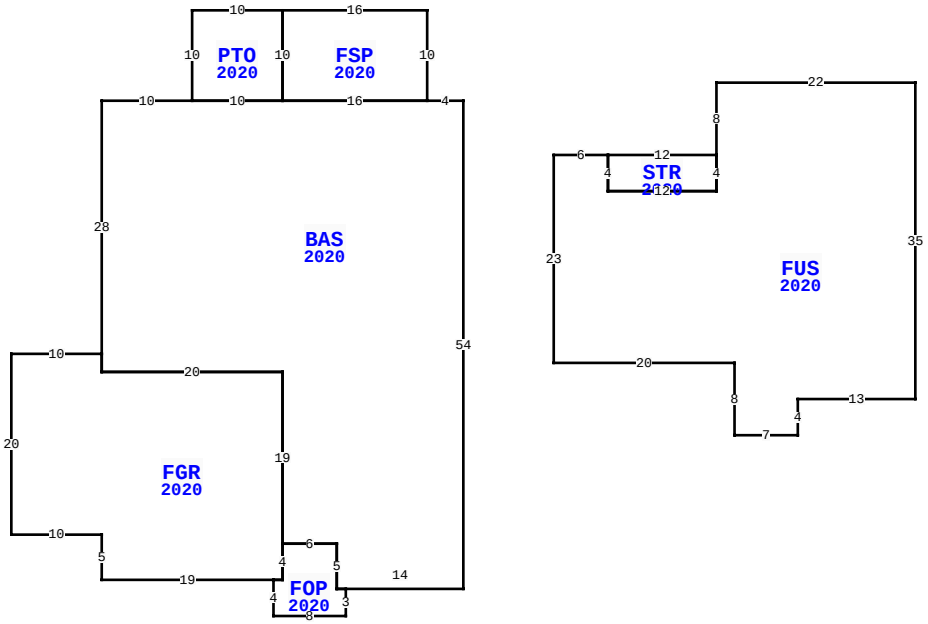
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2020	1,650	179,099
FGR	660	55	2020	363	39,402
FOP	55	30	2020	16	1,737
FSP	160	40	2020	64	6,947
FUS	1,156	100	2020	1,156	125,478
PTO	100	5	2020	5	543
STR	48	10	2020	5	543
TOTALS	3,829			3,259	353,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,259	105.4872	110.76	360,967	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 2806 HX Base Yr 2026



86198 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		353,748
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		408,748
SOH/AGL Deduction		0
ASSESSED VALUE		408,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,337
TOTAL JUST VALUE		408,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001213	NEW CONSTR	379,701	02/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/26	11/07/2025	WD	Q	I	01	450,000
GRANTOR: PENICHE EDWARD F & JU						
GRANTEE: LAVAQUE-CASALI ANDR						
2373/0913	7/02/2020	WD	Q	I	01	314,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PENICHE EDWARD F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W4 W16 W10 W10 S28 S2 E20 S19 E6 S5 E14 N54 $
FUS=[YR=2020;ORIG=10,6] S23 E20 S8 E7 N4 E13 N35 W22 S8 S4 W12 N4 W6 $
FGR=[YR=2020;ORIG=-40,28] W10 S20 E10 S5 E19 E1 N4 N19 W20 N2 $
FSP=[YR=2020;ORIG=-4,-0] N10 W16 S10 E16 $
PTO=[YR=2020;ORIG=-20,-10] W10 S10 E10 N10 $
FOP=[YR=2020;ORIG=-21,53] S4 E8 N3 W1 N5 W6 S4 W1 $
STR=[YR=2020;ORIG=28,6] W12 S4 E12 N4 $
PTR=[ORIG=0,0] E15 W15 $
.

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