LOT 9
HIDEAWAY PHASE 1B PBK 8/301

PERRY CHARLES PARKER
86192 TRANQUIL CT
YULEE, FL 32097

2026

42-2N-27-4373-0009-0000

BUILDING CHARACTERISTICS

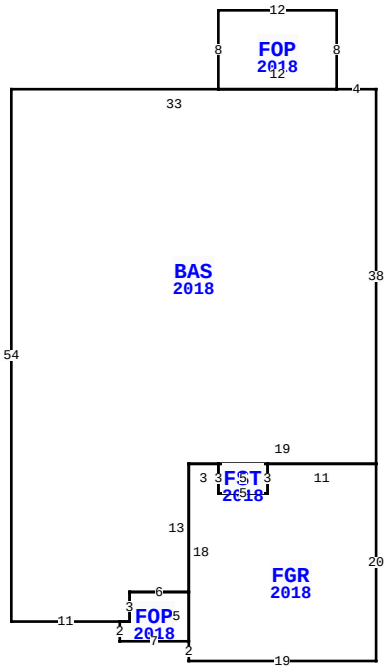
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,676	100	2018	1,676	191,462
FGR	365	55	2018	201	22,962
FOP	32	30	2018	10	1,143
FOP	96	30	2018	29	3,313
FST	15	55	2018	8	914
TOTALS	2,184			1,924	219,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	112.1610	117.77	226,589	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 1676 HX Base Yr 2026



86192 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		219,791
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,791
SOH/AGL Deduction		0
ASSESSED VALUE		274,791
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,380
TOTAL JUST VALUE		274,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012164	CO ISSUED	0	12/13/2018
18007109	NEW CONSTR	232,082	07/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/786	6/13/2025	WD	Q	I	01	370,000
GRANTOR: ANDRUS ROBERT H JR &						
GRANTEE: PERRY CHARLES PARKE						
2244/0435	12/14/2018	WD	Q	I	01	245,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANDRUS ROBERT H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N8 W12 S8 E12$ W33 S54 E11
FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W11
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W3 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