LOT 10
HIDEAWAY PHASE 1B PBK 8/301

LACOMBE CAMERON/PAYNE KASEY
86186 TRANQUIL CT
YULEE, FL 32097

2026

42-2N-27-4373-0010-0000

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	13	LVT/LAMNT 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

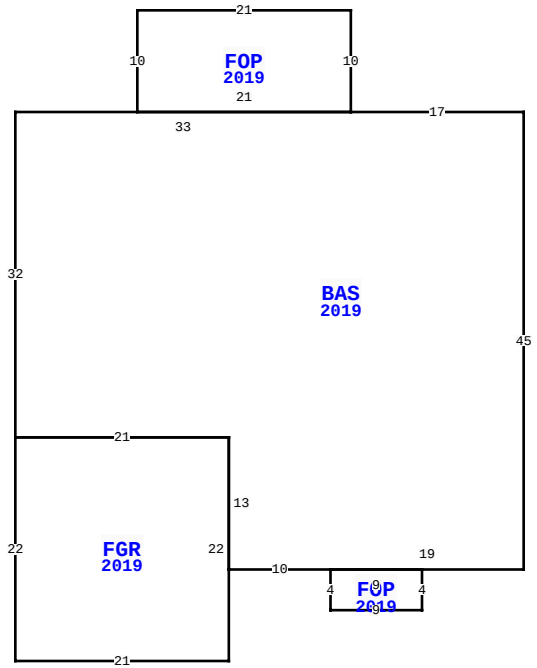
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	2019	1,977	227,839
FGR	462	55	2019	254	29,272
FOP	36	30	2019	11	1,268
FOP	210	30	2019	63	7,261
TOTALS	2,685			2,305	265,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	112.5726	118.20	272,451	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2026 Heated Area: 1977 HX Base Yr 2026



86186 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		265,640
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		320,640
SOH/AGL Deduction		0
ASSESSED VALUE		320,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,229
TOTAL JUST VALUE		320,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000058	CO ISSUED	0	01/03/2020
B1909598	NEW CONSTR	272,010	09/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/740	10/17/2025	WD	Q	I	01	370,000
GRANTOR: MCBRIDE RACHEL L & JA						
GRANTEE: LACOMBE CAMERON						
2706/1395	4/09/2024	WD	Q	I	01	370,000
GRANTOR: OLSTAD JACE DANIEL &						
GRANTEE: MCBRIDE RACHEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N10 W21 S10 E21$ W33 S32
FGR=[YR=2019] S22 E21 N22 W21$ E21 S13 E10 FOP=[YR=2019] S4
E9 N4 W9$ E19 N45$.

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