LOT 26
HIDEAWAY PHASE 1B PBK 8/301

**DOEGE WALTER & AIMEE**
86601 ILLUSIVE LAKE CT
YULEE, FL 32097

**2026**

**42-2N-27-4373-0026-0000**

## 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 | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 |

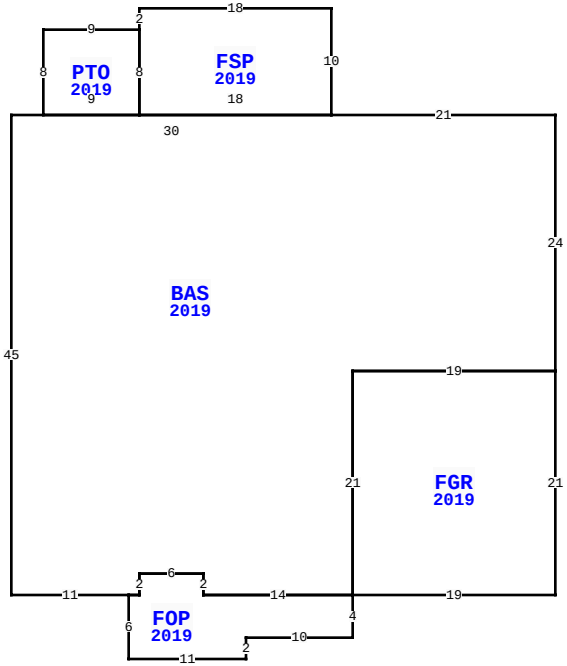
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,884 | 100 | 2019 | 1,884 | 222,082 |
| FGR | 399 | 55 | 2019 | 219 | 25,815 |
| FOP | 118 | 30 | 2019 | 35 | 4,126 |
| FSP | 180 | 40 | 2019 | 72 | 8,487 |
| PTO | 72 | 5 | 2019 | 4 | 472 |
| TOTALS | 2,653 | | | 2,214 | 260,981 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,214 | 115.1451 | 120.90 | 267,673 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM 0% - 2023 Heated Area: 1884 HX Base Yr




86601 ILLUSIVE LAKE 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 | 260,981 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 315,981 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 315,981 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 315,981 |
| TOTAL JUST VALUE | 315,981 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 327,697 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19000134 | CO ISSUED | 0 | 01/29/2019 |
| 18008610 | NEW CONSTR | 245,952 | 08/23/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2475/1520 | 6/25/2021 | WD | Q | I | 01 | 310,000 |
| GRANTOR: DROST GUY MICHAEL JR | | | | | | |
| GRANTEE: DOEGE WALTER & AIME | | | | | | |
| 2278/0117 | 5/29/2019 | WD | Q | I | 01 | 249,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: DROST GUY MICHAEL J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W21 FSP=[YR=2019] N10 W18 S2 PTO=[YR=2019] W9 S8 E9 N8$ S8 E18$ W30 S45 E11 FOP=[YR=2019] S6 E11 N2 E10 N4 W14 N2 W6 S2 W1$E1 N2 E6 S2 E14 FGR=[YR=2019] E19 N21 W19 S21$ N21 E19 N24$.

### 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 | 0 | 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