LOT 28
HIDEAWAY PHASE 1B PBK 8/301

ZAMECNIK MARK A & SANDRA A
86613 ILLUSIVE LAKE CT
YULEE, FL 32097

2026

42-2N-27-4373-0028-0000

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	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

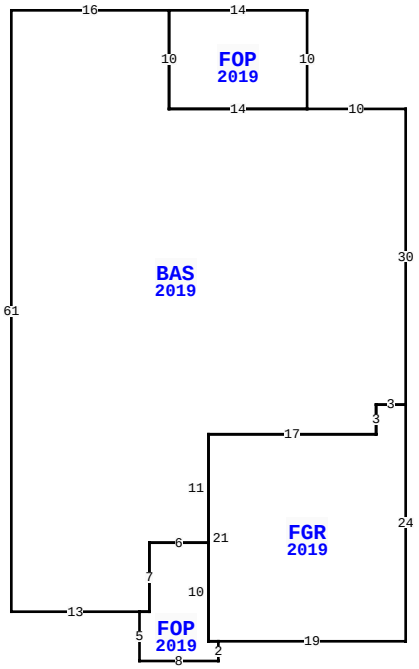
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2019	1,789	208,057
FGR	429	55	2019	236	27,446
FOP	79	30	2019	24	2,791
FOP	140	30	2019	42	4,885
TOTALS	2,437			2,091	243,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	113.6016	119.28	249,414	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2023 Heated Area: 1789 HX Base Yr 2023



86613 ILLUSIVE LAKE 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,179
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		298,179
SOH/AGL Deduction		0
ASSESSED VALUE		298,179
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,768
TOTAL JUST VALUE		298,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000079	CO ISSUED	0	01/06/2020
B1910155	NEW CONSTR	245,274	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/1160	8/27/2022	SW	U	I	11	100
GRANTOR: ZAMECNIK AARON M & RO						
GRANTEE: ZAMECNIK MARK ANTHO						
2362/0628	5/18/2020	WD	Q	I	01	251,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ZAMECNIK AARON M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 FOP=[YR=2019] N10 W14 S10 E14$ W14 N10 W16 S61 E13 FOP=[YR=2019] S5 E8 N2 FGR=[YR=2019] E19 N24 W3 S3 W17 S21 E1$ W1 N10 W6 S7 W1$ E1 N7 E6 N11 E17 N3 E3 N30$.

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