LOT 33
HIDEAWAY PHASE 1B PBK 8/301

DORE GARY M & KAREN SUE
86612 ILLUSIVE LAKE COURT
YULEE, FL 32097

2026

42-2N-27-4373-0033-0000

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	11	CLAY TILE 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

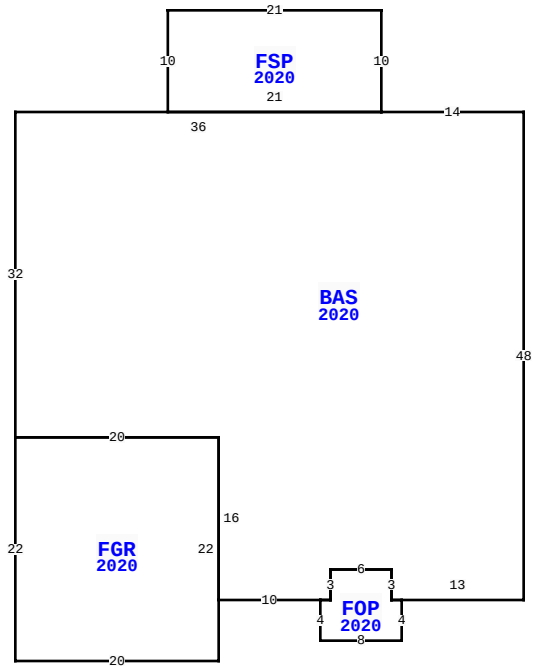
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2020	2,062	253,484
FGR	440	55	2020	242	29,749
FOP	50	30	2020	15	1,844
FSP	210	40	2020	84	10,326
TOTALS	2,762			2,403	295,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,403	119.4669	125.44	301,432	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2023 Heated Area: 2062 HX Base Yr 2023



86612 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		295,403
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,403
SOH/AGL Deduction		138,649
ASSESSED VALUE		211,754
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,343
TOTAL JUST VALUE		350,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002651	CO ISSUED	0	03/25/2020
B1909847	NEW CONSTR	280,413	12/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/0080	8/19/2022	WD	Q	I	02	399,000
GRANTOR: JOHNSON BRANDON D &						
GRANTEE: DORE GARY MICHAEL &						
2370/0670	6/22/2020	WD	Q	I	01	265,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON BRANDON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W21 S10 E21$ W36 S32 FGR=[YR=2020] S22 E20 N22 W20$ E20 S16 E10 FOP=[YR=2020] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E13 N48$.

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