LOT 34
HIDEAWAY PHASE 1B PBK 8/301

LEE ANNA E
86606 ILLUSIVE LAKE CT
YULEE, FL 32097

2026

42-2N-27-4373-0034-0000

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

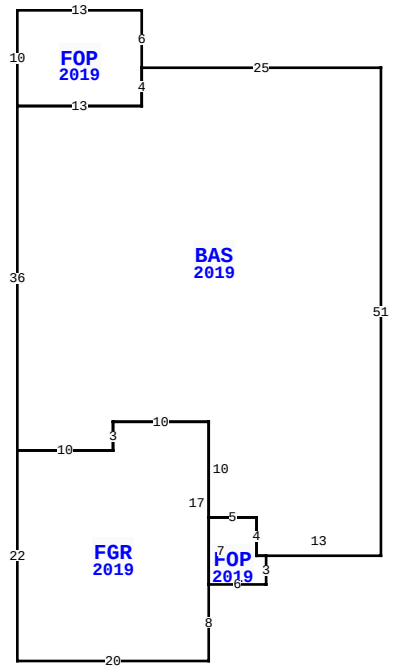
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2019	1,616	201,047
FGR	470	55	2019	258	32,098
FOP	38	30	2019	11	1,369
FOP	130	30	2019	39	4,852
TOTALS	2,254			1,924	239,364

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	121.5249	127.60	245,502	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 1616 HX Base Yr 2021



86606 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		239,364
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,364
SOH/AGL Deduction		56,834
ASSESSED VALUE		237,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,119
TOTAL JUST VALUE		294,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809524	CO ISSUED	0	03/06/2019
18009524	NEW CONSTR	0	09/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/1417	5/04/2020	WD	Q	I	01	240,000
GRANTOR: KLINGMAN KYLE S & APR						
GRANTEE: LEE ANNA E						
2274/0603	5/10/2019	WD	Q	I	01	229,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KLINGMAN KYLKE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N6 W13 S10 E13 N4$ S4 W13 S36 FGR=[YR=2019] S22 E20 N8 FOP=[YR=2019] E6 N3 W1 N4 W5 S7$ N17 W10 S3 W10$ E10 N3 E10 S10 E5 S4 E13 N51$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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