LOT 35
HIDEAWAY PHASE 1B PBK 8/301

WARD DONALD G & SHAUNA L
86600 ILLUSIVE LAKE CT
YULEE, FL 32097

2026

42-2N-27-4373-0035-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

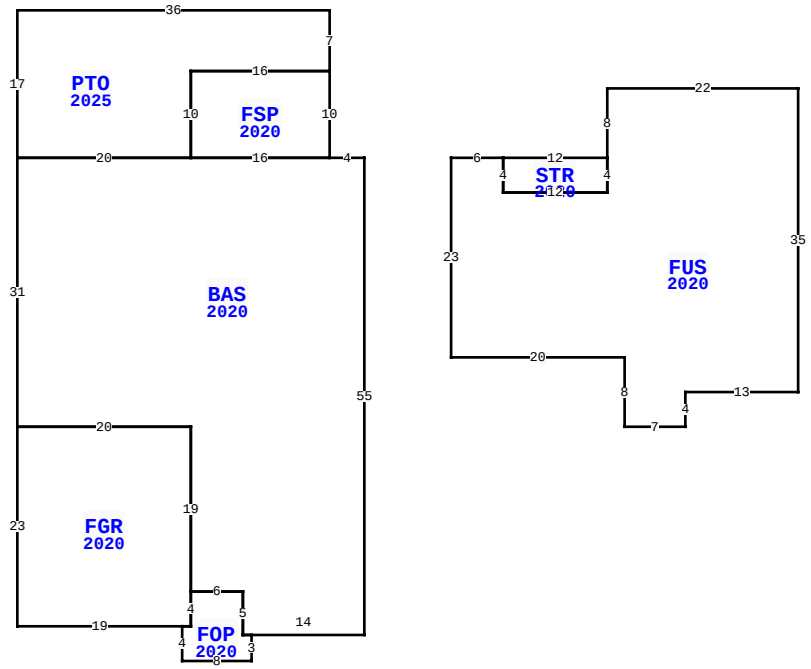
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	2020	1,690	176,385
FGR	460	55	2020	253	26,406
FOP	55	30	2020	16	1,670
FSP	160	40	2020	64	6,680
FUS	1,156	100	2020	1,156	120,652
PTO	452	5	2025	23	2,401
STR	48	10	2020	5	522
TOTALS	4,021			3,207	334,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,207	101.4300	106.50	341,546	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2846 HX Base Yr 2021



86600 ILLUSIVE LAKE CT, YULEE

BLD DATE		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		334,715
TOTAL MARKET OB/XF VALUE		7,892
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		397,607
SOH/AGL Deduction		65,568
ASSESSED VALUE		332,039
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		275,628
TOTAL JUST VALUE		397,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006352	36X17 SCREEN ENCL	12,500	05/28/2024
20000538	NEW CONSTR	369,655	01/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0585	9/11/2020	WD	Q	I	01	302,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARD DONALD G & SHA						
2342/0617	2/24/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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
4	0911	SCRN RM A	0	100	0	0	452.00	SF	18.00	18.00	100	2025	2024		97	7,892	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W4 W16 W20 S31 E20 S19 E6 S5 E14 N55 $
FUS=[YR=2020;ORIG=10,0] S23 E20 S8 E7 N4 E13 N35 W22 S8 S4 W12 N4 W6 $
FGR=[YR=2020;ORIG=-40,31] S23 E19 E1 N4 N19 W20 $
PTO=[YR=2025;LABEL=pavers;ORIG=-4,-17] S7 W16 S10 W20 N17 E36 $
FSP=[YR=2020;ORIG=-4,0] N10 W16 S10 E16 $
FOP=[YR=2020;ORIG=-21,54] S4 E8 N3 W1 N5 W6 S4 W1 $
STR=[YR=2020;ORIG=28,0] W12 S4 E12 N4 $
PTR=[ORIG=0,0] E10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,892

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 09/24/2024 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS