LOT 38
HIDEAWAY PHASE 1B PBK 8/301

GEST KARIN
86643 SERENITY LAKE COURT
YULEE, FL 32097

2026

42-2N-27-4373-0038-0000

BUILDING CHARACTERISTICS

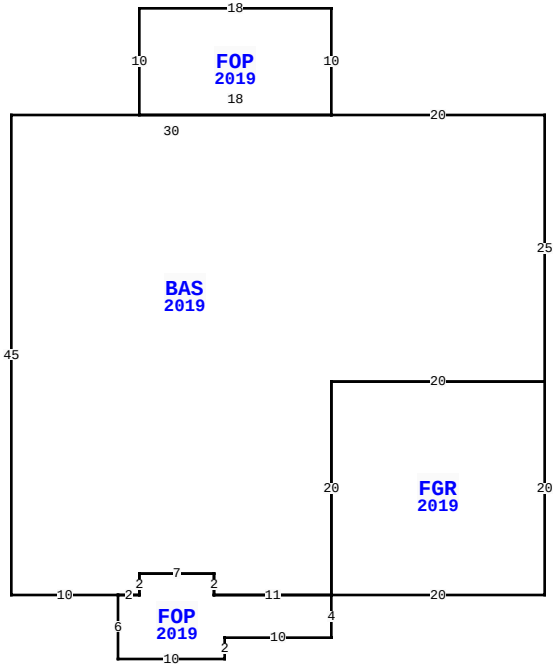
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,836	100	2019	1,836	223,977
FGR	400	55	2019	220	26,838
FOP	114	30	2019	34	4,148
FOP	180	30	2019	54	6,587
TOTALS	2,530			2,144	261,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	119.1582	125.12	268,257	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1836 HX Base Yr 2020



86643 SERENITY 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,551
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	316,551
SOH/AGL Deduction	75,030
ASSESSED VALUE	241,521
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	190,110
TOTAL JUST VALUE	316,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007483	CO ISSUED	0	07/12/2019
B1903313	NEW CONSTR	251,441	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1250	8/09/2019	WD	Q	I	02	237,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GEST KARIN						
2269/1246	4/18/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18$ W30 S45 E10 FOP=[YR=2019] S6 E10 N2 E10 N4 W11 N2 W7 S2 W2$ E2 N2 E7 S2 E11 FGR=[YR=2019] E20 N20 W20 S20$ N20 E20 N25$.

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