LOT 39
HIDEAWAY PHASE 1B PBK 8/301

MALDONADO VICTOR M A/DE LA NOCEDA LISANDRA M H G
86649 SERENITY LAKE COURT
YULEE, FL 32097

2026

42-2N-27-4373-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

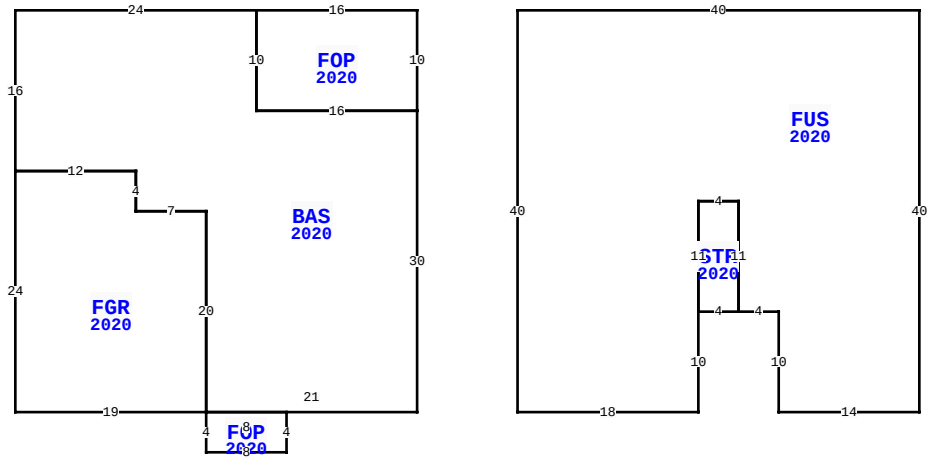
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	2020	1,012	113,368
FGR	428	55	2020	235	26,326
FOP	32	30	2020	10	1,120
FOP	160	30	2020	48	5,377
FUS	1,476	100	2020	1,476	165,348
STR	44	10	2020	4	448
TOTALS	3,152			2,785	311,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,785	108.8640	114.31	318,353	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 2488 HX Base Yr 2022



86649 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,986
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		366,986
SOH/AGL Deduction		41,656
ASSESSED VALUE		325,330
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,919
TOTAL JUST VALUE		366,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009745	CO ISSUED	0	10/15/2020
20004269	NEW CONSTR	330,434	07/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0962	1/06/2021	WD	Q	I	01	320,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MALDONADO VICTOR M						
2386/0642	8/21/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W16 BAS=[YR=2020] W24 S16 FGR=[YR=2020] S24 E19 N20 W7 N4 W12$ E12 S4 E7 S20 FOP=[YR=2020] S4 E8 N4 W8$ E21 N30 W16 N10$ S10 E16 N10$ PTR=E10 FUS=[YR=2020] S40 E18 N10 STR=[YR=2020] E4 N11 W4 S11$ N11 E4 S11 E4 S10 E14 N40 W40$ W10 $.

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