LOT 40
HIDEAWAY PHASE 1B PBK 8/301

KONDRUP BENJAMIN W
86655 SERENITY LAKE CT
YULEE, FL 32097

2026

42-2N-27-4373-0040-0000

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

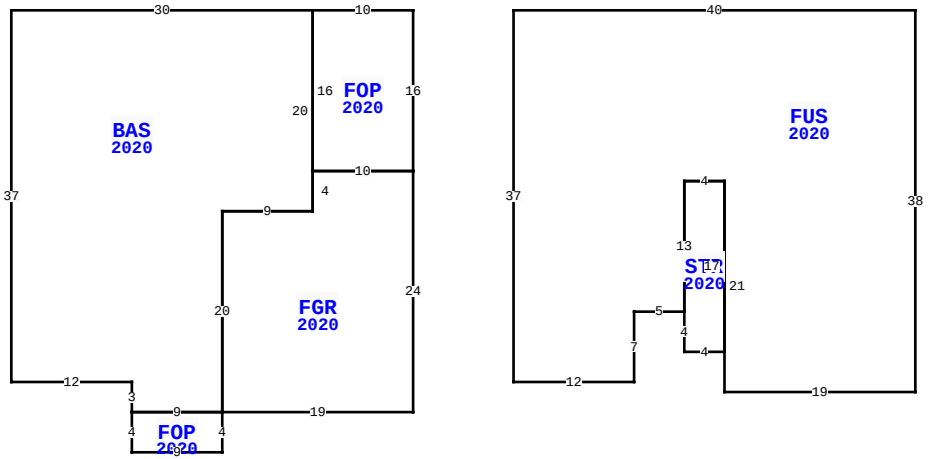
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	2020	984	108,187
FGR	420	55	2020	231	25,398
FOP	36	30	2020	11	1,209
FOP	160	30	2020	48	5,277
FUS	1,384	100	2020	1,384	152,166
STR	68	10	2020	7	769
TOTALS	3,052			2,665	293,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,665	106.8480	112.19	298,986	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2368 HX Base Yr 2021



86655 SERENITY 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		293,006
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,006
SOH/AGL Deduction		66,736
ASSESSED VALUE		281,270
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,859
TOTAL JUST VALUE		348,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002048	CO ISSUED	0	03/06/2020
1912254	NEW CONSTR	314,953	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0261	5/07/2020	WD	Q	I	01	284,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KONDRUP BENJAMIN W						
2338/0927	2/06/2020	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W10 BAS=[YR=2020] W30 S37 E12 S3 FOP=[YR=2020] S4 E9 N4 W9$ E9 FGR=[YR=2020] E19 N24 W10 S4 W9 S20$ N20 E9 N20$ S16 E10 N16$ PTR= E10 FUS=[YR=2020] S37 E12 N7 E5 STR=[YR=2020] S4 E4 N17 W4 S13$ N13 E4 S21 E19 N38 W40$ W10$.

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	000134	C	RES POND	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