LOT 66
HIDEAWAY PHASE 1B PBK 8/301

BOSWELL WILLIAM H & CATHERINE
86527 REST HAVEN CT
YULEE, FL 32097

2026

42-2N-27-4373-0066-0000

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 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

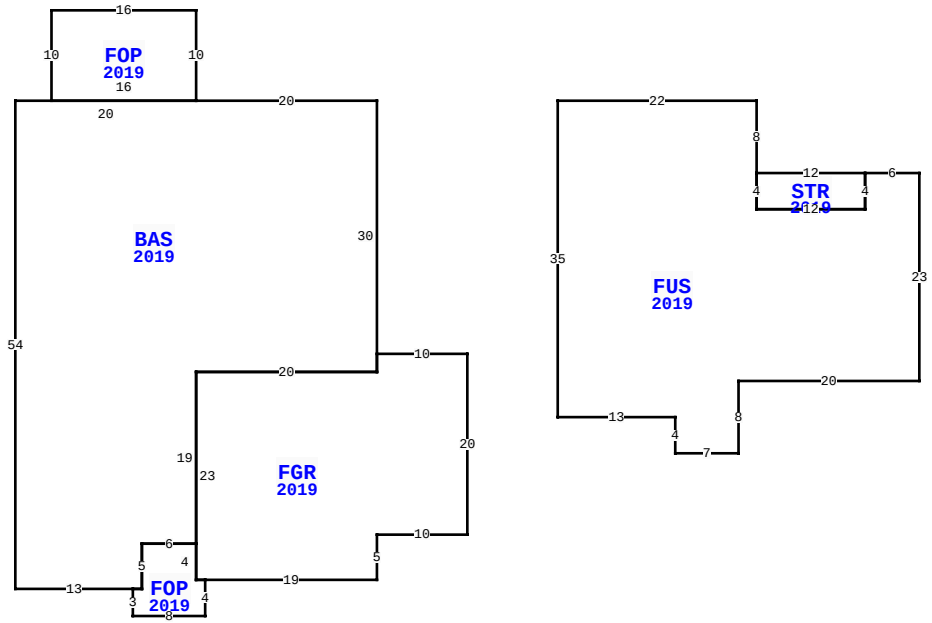
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2019	1,650	185,199
FGR	660	55	2019	363	40,744
FOP	55	30	2019	16	1,796
FOP	160	30	2019	48	5,388
FUS	1,156	100	2019	1,156	129,752
STR	48	10	2019	5	562
TOTALS	3,729			3,238	363,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,238	109.6410	115.12	372,759	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 2806 HX Base Yr 2020



86527 REST HAVEN 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		363,440
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		418,440
SOH/AGL Deduction		137,210
ASSESSED VALUE		281,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,819
TOTAL JUST VALUE		418,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001285	CO ISSUED	0	02/11/2019
18007108	NEW CONSTR	368,172	07/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1007	2/22/2019	WD	Q	I	01	299,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BOSWELL WILLIAM H &						
2214/0531	7/17/2018	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 W16 S10 E16$ W20 S54 E13
FOP=[YR=2019] S3 E8 N4 FGR=[YR=2019] E19 N5 E10 N20 W10 S2
W20 S23 E1$ W1 N4 W6 S5 W1$ E1 N5 E6 N19 E20 N30 $ PTR=E20
FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W12 N4$ S4 E12 N4
E6 S23 W20 S8 W7 N4 W13 N35 $ W20$.

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