LOT 71
HIDEAWAY PHASE 1B PBK 8/301

HUTTON KATHLEEN & WARREN
86526 REST HAVEN COURT
YULEE, FL 32097

2026

42-2N-27-4373-0071-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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

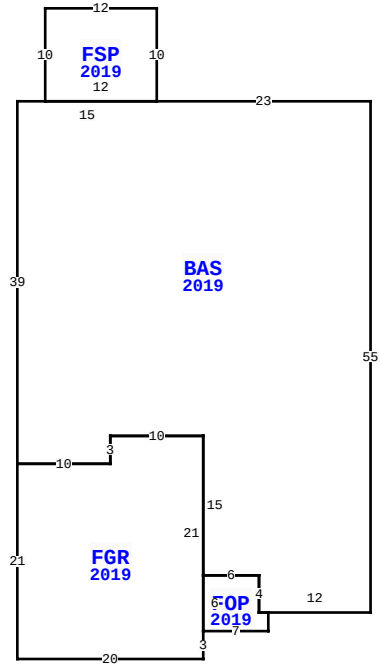
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2019	1,716	213,488
FGR	450	55	2019	248	30,854
FOP	38	30	2019	11	1,369
FSP	120	40	2019	48	5,972
TOTALS	2,324			2,023	251,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	121.5249	127.60	258,135	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1716 HX Base Yr 2020



86526 REST HAVEN 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		251,682
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		306,682
SOH/AGL Deduction		73,162
ASSESSED VALUE		233,520
TOTAL EXEMPTION VALUE	SX HX HB VX	106,411
BASE TAXABLE VALUE		127,109
TOTAL JUST VALUE		306,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19114465	CO ISSUED	0	10/31/2019
19005545	NEW CONSTR	237,123	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1661	11/26/2019	WD	Q	I	01	235,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUTTON KATHLEEN & W						
2298/1431	8/16/2019	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FSP=[YR=2019] N10 W12 S10 E12$ W15 S39 FGR=[YR=2019] S21 E20 N3 FOP=[YR=2019] E7 N2 W1 N4 W6 S6$ N21 W10 S3 W10$ E10 N3 E10 S15 E6 S4 E12 N55$.

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