LOT 72
HIDEAWAY PHASE 1B PBK 8/301

PARHAM KALEY A
86520 REST HAVEN COURT
YULEE, FL 32097

2026

42-2N-27-4373-0072-0000

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 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

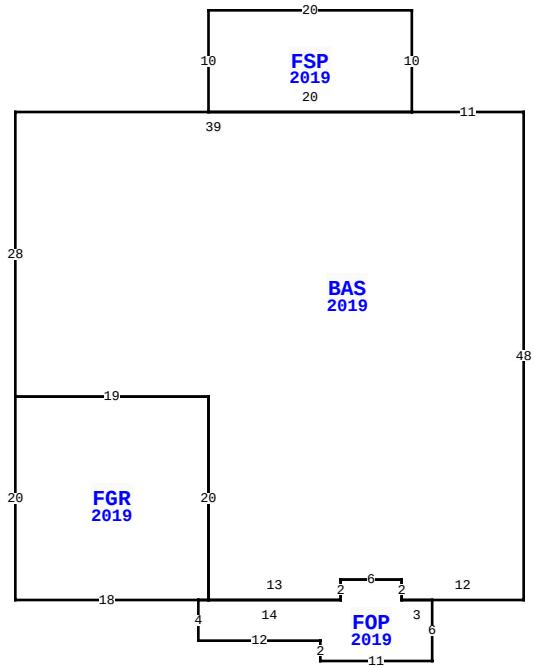
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2019	2,008	245,587
FGR	380	55	2019	209	25,562
FOP	126	30	2019	38	4,648
FSP	200	40	2019	80	9,784
TOTALS	2,714			2,335	285,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,335	119.4669	125.44	292,902	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 2008 HX Base Yr 2021



86520 REST HAVEN CT, YULEE

BLD DATE		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		285,579
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,579
SOH/AGL Deduction		101,671
ASSESSED VALUE		238,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,497
TOTAL JUST VALUE		340,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900645	CO ISSUED	0	01/22/2019
18007483	NEW CONSTR	264,222	07/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/0029	11/16/2020	WD	Q	I	01	265,000
GRANTOR: NELSON TAMMY M						
GRANTEE: PARHAM KALEY A						
2277/0880	5/24/2019	WD	Q	I	01	257,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NELSON TAMMY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W11 W39 S28 E19 S20 E13 N2 E6 S2 E12 N48 $
FGR=[YR=2019;ORIG=-50,28] S20 E18 E1 N20 W19 $
FSP=[YR=2019;ORIG=-11,0] N10 W20 S10 E20 $
FOP=[YR=2019;ORIG=-32,48] S4 E12 S2 E11 N6 W3 N2 W6 S2 W14 $
.

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	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