LOT 73
HIDEAWAY PHASE 1B PBK 8/301

SNYDER JEANIE MARIE
86514 REST HAVEN COURT
YULEE, FL 32097

2026

42-2N-27-4373-0073-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

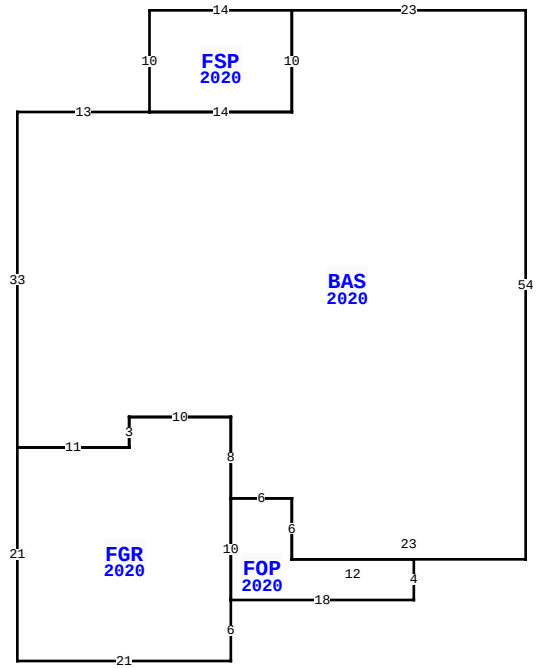
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2020	2,133	253,977
FGR	471	55	2020	259	30,840
FOP	108	30	2020	32	3,810
FSP	140	40	2020	56	6,668
TOTALS	2,852			2,480	295,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	115.7184	121.50	301,320	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2133 HX Base Yr 2025



86514 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,294
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,294
SOH/AGL Deduction		79,172
ASSESSED VALUE		271,122
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		214,711
TOTAL JUST VALUE		350,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000239	CO ISSUED	0	01/09/2020
B1910650	NEW CONSTR	291,042	10/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1740	6/18/2024	WD	Q	I	01	400,000
GRANTOR: BONET KEITH & YOLANDA						
GRANTEE: SNYDER JEANIE MARIE						
2341/0410	2/21/2020	WD	Q	I	01	266,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BONET KEITH						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W23 S10 W14 W13 S33 E11 N3 E10 S8 E6 S6 E23 N54 $
FGR=[YR=2020;ORIG=-50,43] S21 E21 N6 N10 N8 W10 S3 W11 $
FSP=[YR=2020;ORIG=-23,0] W14 S10 E14 N10 $
FOP=[YR=2020;ORIG=-29,58] E18 N4 W12 N6 W6 S10 $
.

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