LOT 32
HIDEAWAY PHASE 1C OR 2378/1584

BRISBON KAREN R & TERRENCE M
86505 SECLUDED PL
YULEE, FL 32097

2026

42-2N-27-4374-0032-0000

NASSAU COUNTY PROPERTY

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 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
Quality	04	Quality Level 04

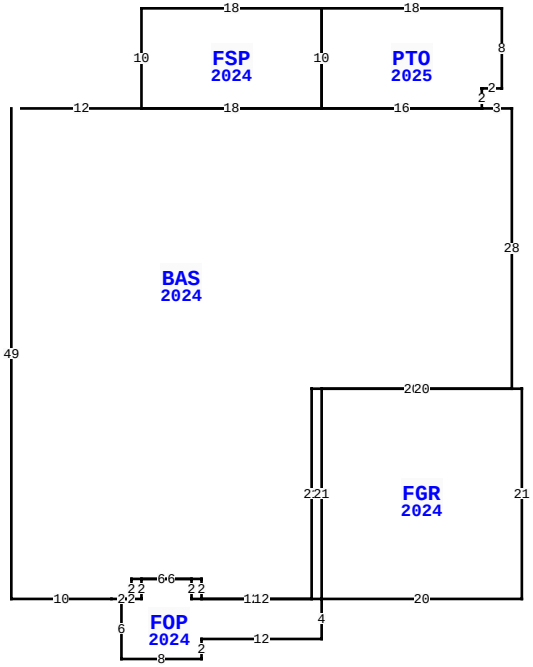
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	2024	2,023	252,496
FGR	420	55	2024	231	28,832
FOP	108	30	2024	32	3,994
FSP	180	40	2024	72	8,987
PTO	176	5	2025	9	1,123
TOTALS	2,907			2,367	295,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	119.4669	125.44	296,916	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2023 HX Base Yr 2025



86505 SECLUDED PL, 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		295,431
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,431
SOH/AGL Deduction		0
ASSESSED VALUE		350,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,020
TOTAL JUST VALUE		350,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003533	CO		03/16/2023
22012122	NEW CONSTR	326,815	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/1128	10/28/2024	WD	Q	I	01	454,900
GRANTOR: RIZZO JOSEPH G & BETH						
GRANTEE: BRISBON KAREN R & T						
2663/1102	8/04/2023	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RIZZO JOSEPH G & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E12 E18 U0R16 D0R3 S28 W20 S21 W12 N2 W6 S2 W2 W10 N49 $
FGR=[YR=2024;ORIG=40,38] E20 S21 W20 N21 $
FSP=[YR=2024;ORIG=22,10] E18 N10 W18 S10 $
FOP=[YR=2024;ORIG=40,59] W12 N2 W6 S2 W2 S6 E8 N2 E12 N4 $
PTO=[YR=2025;ORIG=40,0] E18 S8 W2 S2 W16 N10 $
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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 03/13/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS