LOT 33
HIDEAWAY PHASE 1C OR 2378/1584

AMPIER ARIEL/AMPIER CHARLOTTE M
86456 MELODY LN
YULEE, FL 32097

2026

42-2N-27-4374-0033-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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		1 100
Quality	04	Quality Level 04

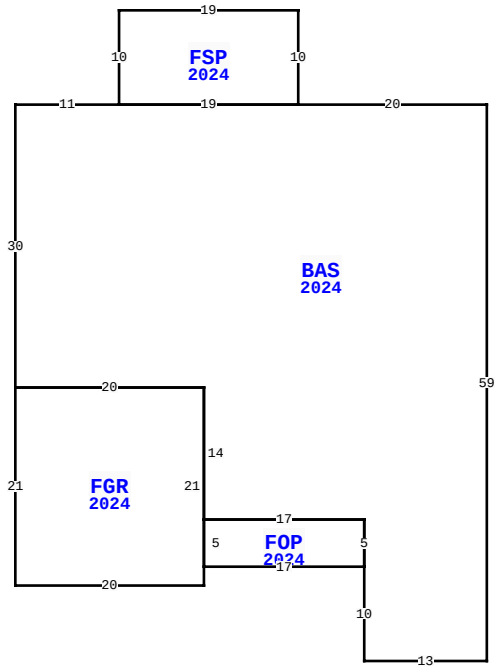
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2024	2,115	246,470
FGR	420	55	2024	231	26,920
FOP	85	30	2024	26	3,030
FSP	190	40	2024	76	8,856
TOTALS	2,810			2,448	285,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	111.5436	117.12	286,710	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2115 HX Base Yr 2025



86456 MELODY LN, YULEE

BLD DATE		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		285,276
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,276
SOH/AGL Deduction		0
ASSESSED VALUE		340,276
TOTAL EXEMPTION VALUE	HX HB AM	211,276
BASE TAXABLE VALUE		129,000
TOTAL JUST VALUE		340,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002582	CO ISSUED	0	02/24/2023
22009941	NEW CONSTR	340,996	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1431	7/31/2023	WD	Q	I	01	426,000
GRANTOR: SED CONSTRUCTION COMP						
GRANTEE: AMPIER ARIEL						
2591/0334	9/15/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E11 E19 E20 S59 W13 N10 N5 W17 N14 W20 N30 $
FGR=[YR=2024;ORIG=10,40] E20 S21 W20 N21 $
FOP=[YR=2024;ORIG=30,54] E17 S5 W17 N5 $
FSP=[YR=2024;ORIG=21,10] E19 N10 W19 S10 $
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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 06/29/2023 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS