LOT 34
HIDEAWAY PHASE 1C OR 2378/1584

BISHOP TERRICA N
86464 MELODY LANE
YULEE, FL 32097

**2026**

**42-2N-27-4374-0034-0000**

## 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 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

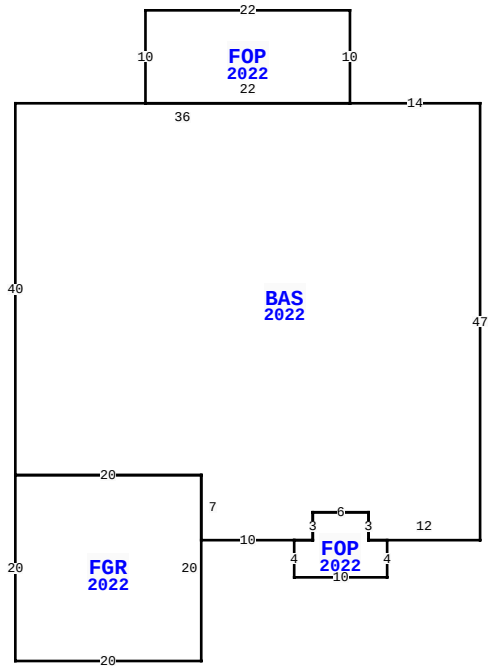
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,192 | 100 | 2022 | 2,192 | 266,659 |
| FGR | 400 | 55 | 2022 | 220 | 26,764 |
| FOP | 58 | 30 | 2022 | 17 | 2,068 |
| FOP | 220 | 30 | 2022 | 66 | 8,029 |
| TOTALS | 2,870 | | | 2,495 | 303,520 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,495 | 117.0288 | 122.88 | 306,586 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 2192 HX Base Yr




86464 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 | 303,520 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 358,520 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 358,520 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 358,520 |
| TOTAL JUST VALUE | 358,520 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 371,808 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22011076 | CO ISSUED | 0 | 07/20/2022 |
| 22000857 | NEW CONSTR | 360,859 | 01/14/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2609/0503 | 12/19/2022 | WD | Q | I | 01 | 378,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BISHOP TERRICA N | | | | | | |
| 2548/1861 | 3/16/2022 | WD | U | V | 30 | 69,000 |
| GRANTOR: SEMANIK EQUITY DEVELO | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N10 W22 S10 E22$ W36 S40
FGR=[YR=2022] S20 E20 N20 W20$ E20 S7 E10 FOP=[YR=2022] S4
E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N47$.

## 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 | 0 | 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