LOT 35
HIDEAWAY PHASE 1C OR 2378/1584

SCHULTZ ANNE C
86472 MELODY LANE
YULEE, FL 32097

2026

42-2N-27-4374-0035-0000

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		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

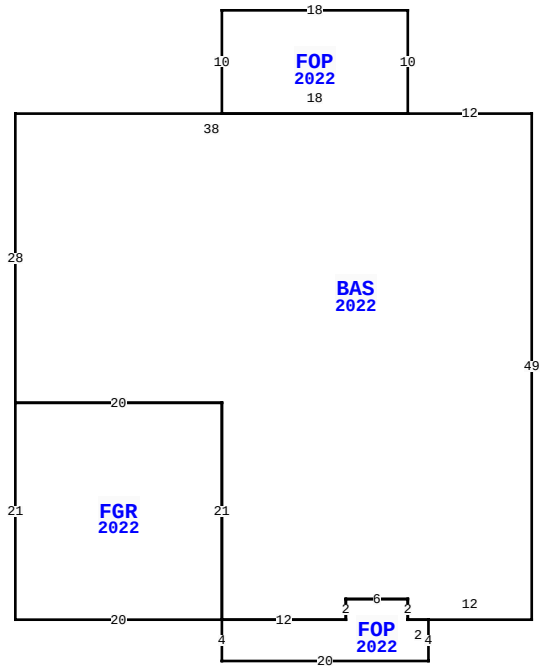
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2022	2,018	233,985
FGR	420	55	2022	231	26,784
FOP	92	30	2022	28	3,246
FOP	180	30	2022	54	6,261
TOTALS	2,710			2,331	270,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	111.5436	117.12	273,007	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2024 Heated Area: 2018 HX Base Yr



86472 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	270,277
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	325,277
SOH/AGL Deduction	0
ASSESSED VALUE	325,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,277
TOTAL JUST VALUE	325,277
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000147	CO ISSUED	0	01/05/2023
22007736	NEW CONSTR	334,618	05/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0809	2/17/2023	WD	Q	I	01	397,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHULTZ ANNE C						
2547/0153	3/14/2022	WD	U	V	30	75,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N10 W18 S10 E18$ W38 S28
FGR=[YR=2022] S21 E20 FOP=[YR=2022] S4 E20 N4 W2 N2 W6 S2
W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N49$.

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