LOT 38
HIDEAWAY PHASE 1C OR 2378/1584

KIMMEL ZACHERY & KRISTINA M
86493 MELODY LN
YULEE, FL 32097

2026

42-2N-27-4374-0038-0000

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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

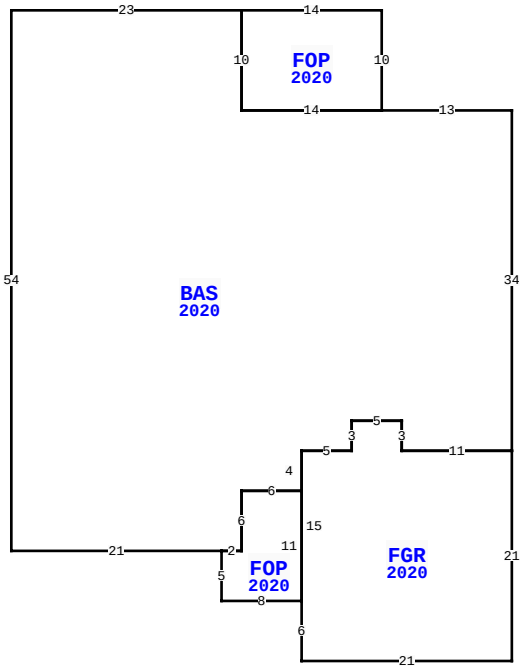
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2020	2,169	261,196
FGR	456	55	2020	251	30,226
FOP	76	30	2020	23	2,769
FOP	140	30	2020	42	5,058
TOTALS	2,841			2,485	299,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,485	117.0288	122.88	305,357	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 0 Heated Area: 2169 HX Base Yr



86493 MELODY LN, YULEE

BLD DATE	05/17/2022 NW	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	299,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	354,250
SOH/AGL Deduction	0
ASSESSED VALUE	354,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,250
TOTAL JUST VALUE	354,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011463	CO ISSUED	0	11/19/2020
20006276	NEW CONSTR	289,467	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/1244	12/18/2020	WD	Q	I	01	300,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KIMMEL ZACHERY & KR						
2401/0147	10/09/2020	WD	U	V	30	60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] N10 W14 S10 E14$ W14 N10 W23 S54 E21 FOP=[YR=2020] S5 E8 FGR=[YR=2020] S6 E21 N21 W11 N3 W5 S3 W5 S15$ N11 W6 S6 W2$ E2 N6 E6 N4 E5 N3 E5 S3 E11 N34$.

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	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