LOT 43
HIDEAWAY PHASE 1C OR 2378/1584

MARTIN MICHAEL LEE & DAWN MICHELE LIVING TRUST/MAR
514 JEREMIAH DRIVE
TRUSSVILLE, AL 35173

2026

42-2N-27-4374-0043-0000

BUILDING CHARACTERISTICS

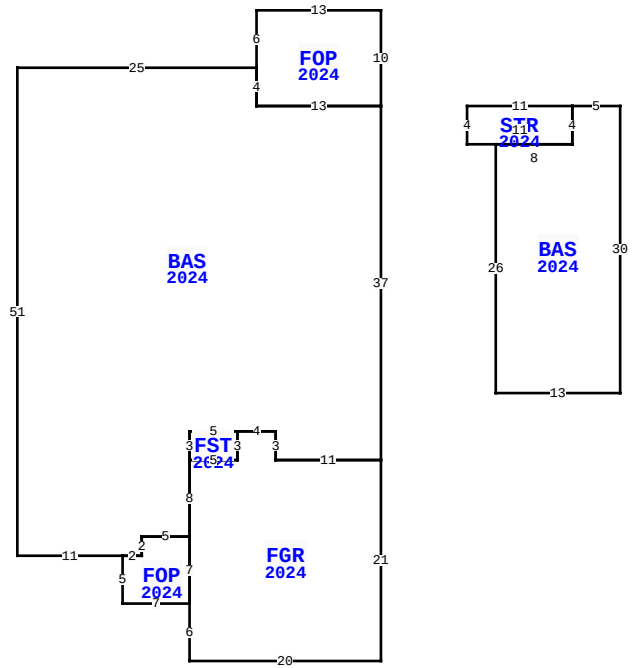
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	358	100	2024	358	41,566
BAS	1,649	100	2024	1,649	191,460
FGR	432	55	2024	238	27,633
FOP	45	30	2024	14	1,626
FOP	130	30	2024	39	4,528
FST	15	55	2024	8	929
STR	44	10	2024	4	465
TOTALS	2,673			2,310	268,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	111.1320	116.69	269,554	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 2007 HX Base Yr



86453 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	268,206
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	323,206
SOH/AGL Deduction	0
ASSESSED VALUE	323,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,206
TOTAL JUST VALUE	323,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003535	CO		03/16/2023
22014682	NEW CONSTR	325,668	09/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2870/1106	5/22/2026	QC	U	I	11	100
GRANTOR: MARTIN DAWN & MICHAEL						
GRANTEE: MARTIN MICHAEL LEE						
2676/1803	10/27/2023	WD	Q	I	01	400,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARTIN DAWN & MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E25 S4 E13 S37 W11 N3 W4 W5 S3 S8 W5 S2 W2 W11 N51 $
FGR=[YR=2024;ORIG=48,51] W11 N3 W4 S3 W5 S8 S7 S6 E20 N21 $
FOP=[YR=2024;ORIG=48,14] W13 N4 N6 E13 S10 $
FOP=[YR=2024;ORIG=28,59] W5 S2 W2 S5 E7 N7 $
FST=[YR=2024;ORIG=28,48] E5 S3 W5 N3 $
BAS=[YR=2024;ORIG=68,18] N4 E5 S30 W13 N26 E8 $
STR=[YR=2024;ORIG=68,14] W11 S4 E11 N4 $
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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	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 07/05/2023 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS