LOT 2-32
THE HIDEAWAY #2 PB 7/233

EMERSON CARMEN M & JAMES W
6206 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0002-0320

BUILDING CHARACTERISTICS

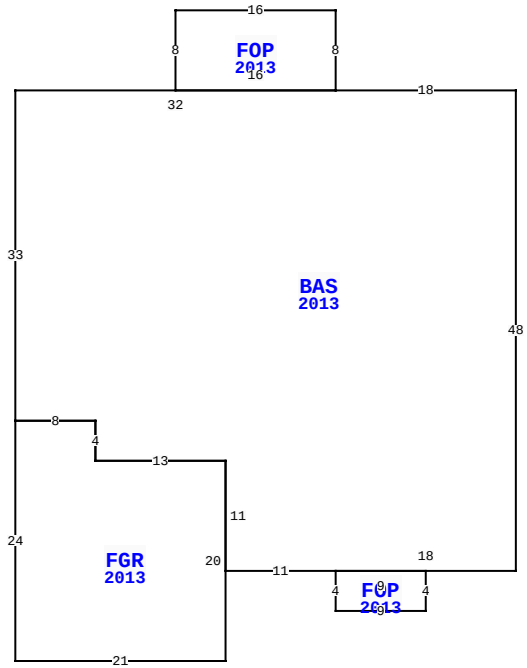
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	2,137	221,339
FGR	452	55	249	25,790
FOP	36	30	11	1,140
FOP	128	30	38	3,936
TOTALS	2,753		2,435	252,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	119.5502	107.89	262,712	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2137 HX Base Yr 2022



86206 VEGAS BLVD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,204
TOTAL MARKET OB/XF VALUE		2,416
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		304,620
SOH/AGL Deduction		34,916
ASSESSED VALUE		269,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,704
TOTAL JUST VALUE		304,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327279	CO ISSUED	0	09/18/2013
M1318553	H/AC	0	07/01/2013
B1327279	NEW CONSTR	251,796	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0259	5/28/2021	WD	Q	I	01	276,500
GRANTOR: HEMPEL CALEB & EVAN H						
GRANTEE: EMERSON CARMEN M &						
2226/1574	9/27/2018	WD	Q	I	01	239,000
GRANTOR: LASHELL MARK C & JESS						
GRANTEE: HEMPEL CALEB & EVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S33
FGR=[YR=2013] S24 E21 N20 W13 N4 W8 $ E8 S4 E13 S11 E11
FOP=[YR=2013] S4 E9 N4 W9 $ E18 N48 $.

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
1	0811	CONCRETE B	0	100	0	0	489.00	SF	5.20	5.20	100	2013	2013	3	95	2,416	

LAND DESCRIPTION

TOTAL OB/XF 2,416

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS