



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 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	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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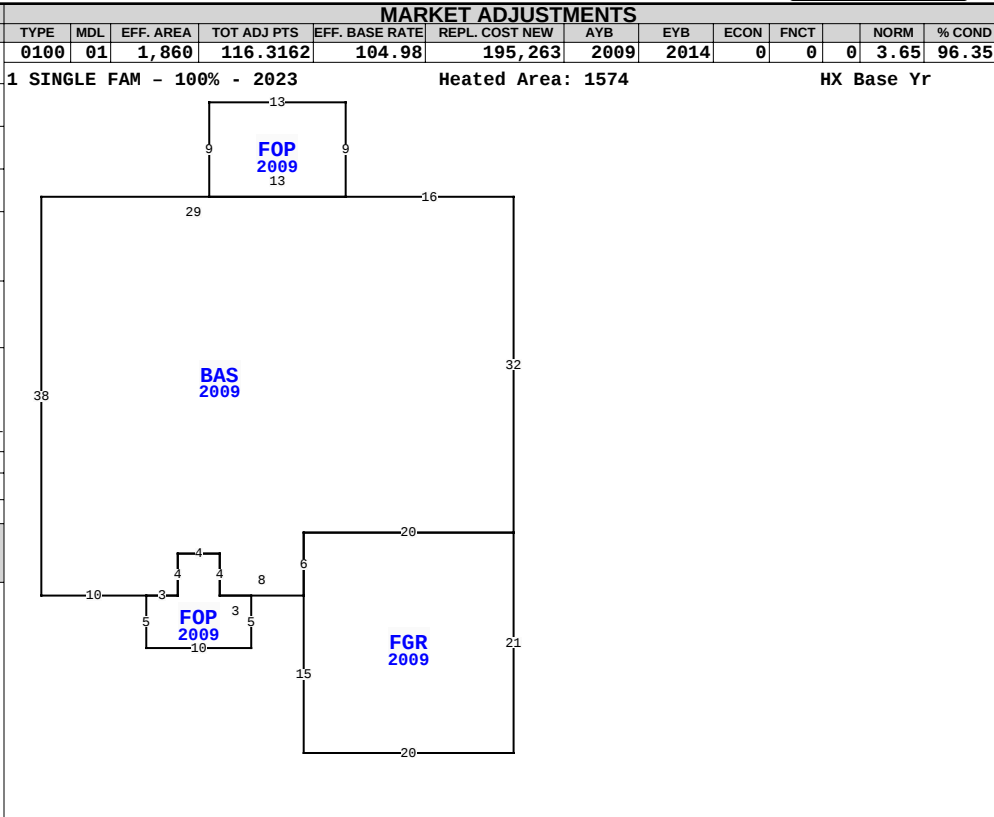
NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	159,208
FGR	420	55	231	23,365
FOP	66	30	20	2,023
FOP	117	30	35	3,540

TOTALS	2,177	1,860	188,136
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	484.00	SF	6.50	6.50	100	2009
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00



86195 VEGAS BLVD, YULEE	BLD DATE 05/17/2022 NW	LGL DATE	
	XF DATE 01/28/2020 KKA	LAND DATE	01/28/2020 KKA
	INC DATE	AG DATE	

TOTAL OB/XF											
3,324											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		188,136	
TOTAL MARKET OB/XF VALUE		3,324	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		241,460	
SOH/AGL Deduction		0	
ASSESSED VALUE		241,460	
TOTAL EXEMPTION VALUE		13	241,460
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		241,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007372	REPAIR/RRF	0	08/18/2020
C21771	CO ISSUED	0	11/01/2009
M14631	MECH OTHER	0	06/01/2009
E21360	NEW CONSTR	2,000	11/01/2008
P13479	OTHER	0	09/01/2008
R11462	REPAIR/RRF	2,800	08/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2285/0249	6/19/2019	WD	Q	I	01
GRANTOR: MCGARRAH JAMES R & ST					
GRANTEE: OTERO JOSE LUIS JR					
1670/0498	3/24/2010	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MCGARRAH JAMES R &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W16 FOP=[YR=2009] N9 W13 S9 E13\$ W29 S38 E10											
FOP=[YR=2009] S5 E10 N5 W3 N4 W4 S4 W3\$ E3 N4 E4 S4 E8											
FGR=[YR=2009] S15 E20 N21 W20 S6\$ N6 E20 N32\$.											