

LOT 2-140
IN OR 2141/1427
THE HIDEAWAY #2 PB 7/233

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

42-2N-27-4370-0002-1400



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	08	SHT VINYL 100
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
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	185,817
FGR	420	55	231	22,217
FOP	68	30	20	1,924
FOP	117	30	35	3,366
TOTALS	2,537		2,218	213,324

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	114.1602	103.03	228,521	2008	2008	0	0	6.65	93.35
1 SINGLE FAM - 0% - 0 Heated Area: 1932 HX Base Yr											

86191 VEGAS BLVD, YULEE											
BLD DATE 05/17/2022 NW				LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										213,324	
TOTAL MARKET OB/XF VALUE										3,165	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										266,489	
SOH/AGL Deduction										22,771	
ASSESSED VALUE										243,718	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										243,718	
TOTAL JUST VALUE										266,489	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										229,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21533	CO ISSUED	165,198	09/24/2008
E20989	ELEC OTHER	2,000	07/01/2008
M13996	MECH OTHER	0	07/01/2008
R11336	REPAIR/RRF	2,800	06/01/2008
B21533	NEW CONSTR	165,198	06/01/2008
P13282	OTHER	0	06/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2141/1427	8/03/2017	WD	Q	I	01	194,500			
GRANTOR: REEDY SHANNON									
GRANTEE: AH4R PROPERTIES LLC									
1596/0362	12/08/2008	WD	Q	I		168,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: REEDY SHANNON									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2008] W20 FOP=[YR=2008] N9 W13 S9 E13\$ W30 S45 E11											
FOP=[YR=2008] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11											
FGR=[YR=2008] S6 E20 N21 W20 S15\$ N15 E20 N30\$.											