

LOT 21
IN OR 1534/130
THE HIDEAWAY #2 PB 7/233

MACK LINDA D
86226 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,114	100	2,114	195,370
FGR	475	55	261	24,121
FOP	55	30	16	1,479
FSP	217	40	87	8,040
FUS	395	100	395	36,505

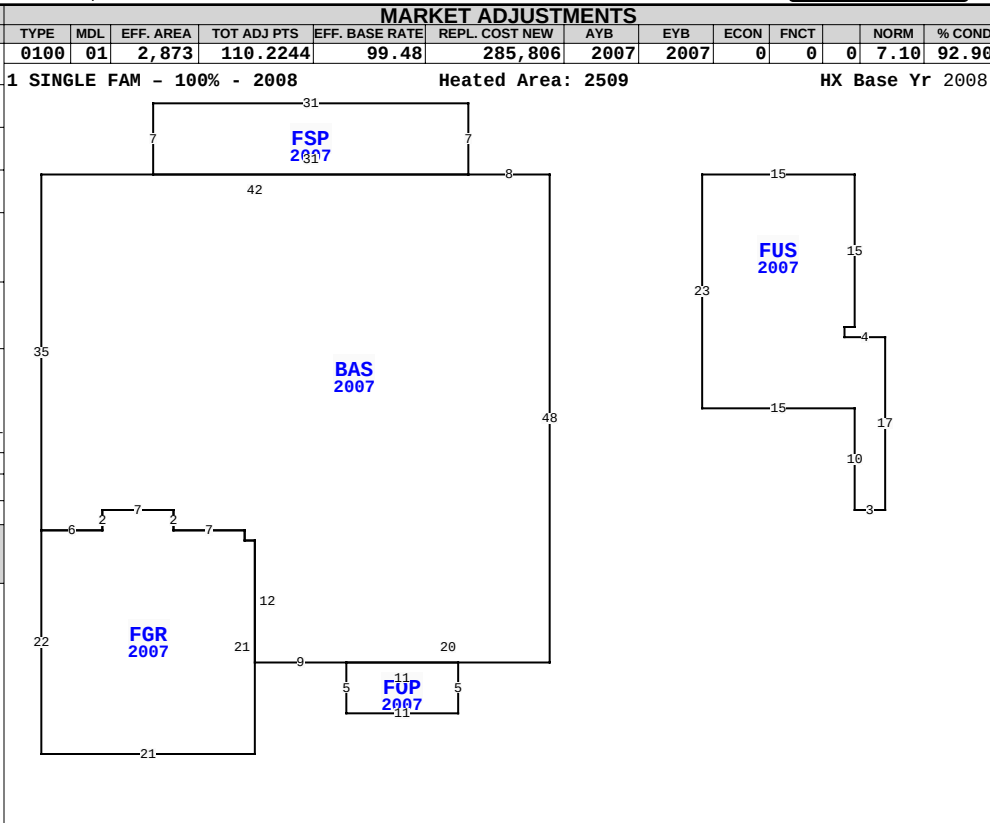
TOTALS	3,256		2,873	265,514
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES

1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
2	0810	CONCRETE A	0	100	0	0		460.00	SF 6.50
3	0810	CONCRETE A	0	100	25	3		75.00	SF 6.50
4	1076	TRELLIS A	0	100	10	10		72.00	SF 7.50
5	0855	CONC PAVER	0	100	10	10		100.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

REVIEW DATE	12/31/2019	BY	NWA
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86226 VEGAS BLVD, YULEE	BLD DATE	05/17/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2007	2007	3	92	1,840	
100	2007	2007	3	89	2,661	
100	2007	2007	3	89	434	
100	2015	2015	3	81	437	
100	2015	2015	3	96	960	

TOTAL OB/XF									
6,332									

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,514
TOTAL MARKET OB/XF VALUE		6,332
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		321,846
SOH/AGL Deduction		141,496
ASSESSED VALUE		180,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,350
TOTAL JUST VALUE		321,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19628	ELEC OTHER	2,000	07/01/2007
M13150	MECH OTHER	0	07/01/2007
P12526	OTHER	0	07/01/2007
C20113	CO ISSUED	0	06/01/2007
R10495	REPAIR/RRF	2,800	06/01/2007
B20113	NEW CONSTR	213,312	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1553/1149	3/03/2008	WD U	V	07	
GRANTOR: HIDEAWAY DEVELOPMENT					
GRANTEE: SEDA CONSTRUCTION C					
1534/0130	11/05/2007	WD Q	I		283,200
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MACK LINDA D					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2007] W8 FSP=[YR=2007] N7 W31 S7 E31\$ W42 S35					
FGR=[YR=2007] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6\$ E6 N2 E7 S2					
E7 S1 E1 S12 E9 FOP=[YR=2007] S5 E11 N5 W11\$ E20 N48\$					
PTR=E15 FUS=[YR=2007] E15 S15 W1 S1 E4 S17 W3 N10 W15 N23\$					
W15\$.					

TOTAL OB/XF									
6,332									

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