LOT 31
THE HIDEAWAY #2 PB 7/233

FEARS DELORES M L/E/
86216 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0031-0000

BUILDING CHARACTERISTICS

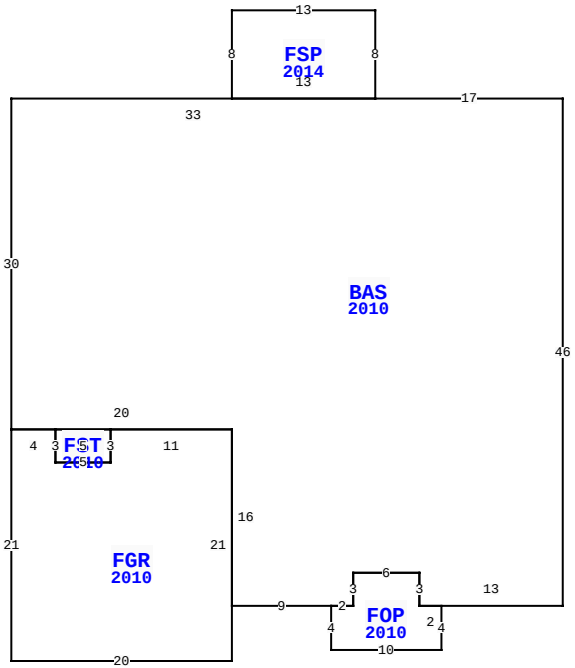
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,962	100	1,962	190,724
FGR	405	55	223	21,678
FOP	58	30	17	1,653
FSP	104	40	42	4,083
FST	15	55	8	777
TOTALS	2,544		2,252	218,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	114.1602	103.03	232,024	2010	2010	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1962 HX Base Yr 2017



86216 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		218,915
TOTAL MARKET OB/XF VALUE		3,331
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		272,246
SOH/AGL Deduction		92,131
ASSESSED VALUE		180,115
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		125,115
TOTAL JUST VALUE		272,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23449	CO ISSUED	0	07/23/2010
M15287	H/AC	0	05/01/2010
P14239	OTHER	0	04/01/2010
B23449	NEW CONSTR	247,672	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/1762	6/21/2023	FJ	U	I	11	0
GRANTOR: FEARS MICHAEL EST						
GRANTEE: FEARS DELORES M L/E						
2037/1458	3/11/2016	WD	U	I	11	100
GRANTOR: WATSON PAMELA						
GRANTEE: FEARS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 FSP=[YR=2014] N8 W13 S8 E13$ W33 S30
FGR=[YR=2010] S21 E20 N21 W11 FST=[YR=2010] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S16 E9 FOP=[YR=2010] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E13 N46$.

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	0810	CONCRETE A	0	100	0	0	494.00	SF	6.50	6.50	100	2010	2010	3	92	2,954	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2010	2010	3	92	377	

LAND DESCRIPTION

TOTAL OB/XF 3,331

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/22/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS