LOT 63
IN OR 1534/189
THE HIDEAWAY #2 PB 7/233

WHITE MICHAEL TERRELL
86033 HARRAH'S PLACE
YULEE, FL 32097

2023

42-2N-27-4370-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

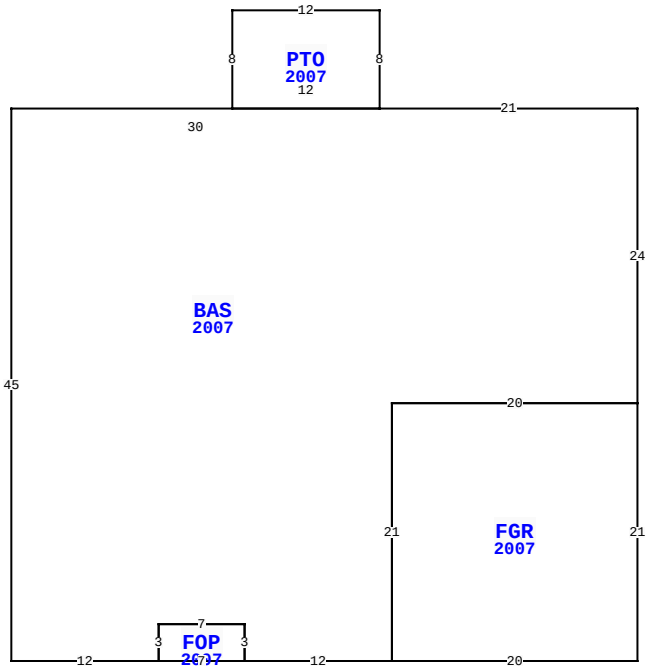
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,854	100	1,854	177,495
FGR	420	55	231	22,115
FOP	21	30	6	575
PTO	96	5	5	479
TOTALS	2,391		2,096	200,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	114.5914	103.42	216,768	2007	2007	0	0	0	7.43	92.57

1 SINGLE FAM – 100% - 2008 Heated Area: 1854 HX Base Yr 2008



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

86033 HARRAHS PL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,662
TOTAL MARKET OB/XF VALUE		4,260
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		254,922
SOH/AGL Deduction		114,120
ASSESSED VALUE		140,802
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		85,802
TOTAL JUST VALUE		254,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719342	NEW CONSTR	0	02/01/2007
C19342	CO ISSUED	0	02/01/2007
M12708	MECH OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						
1534/0189	11/05/2007	WD	Q	I		168,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITE MICHAEL TERRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N8 W12 S8 E12$ W30 S45 E12 FOP=[YR=2007] E7 N3 W7 S3$ N3 E7 S3 E12 FGR=[YR=2007] E20 N21 W20 S21$ N21 E20 N24 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	100	0	0	523.00	SF	5.20	5.20	100	2007	2007	3	89	2,420	

LAND DESCRIPTION

TOTAL OB/XF 4,260

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 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS