LOT 65
IN OR 2079/1974
THE HIDEAWAY #2 PB 7/233

MARLOW RYAN E & APRIL
86051 HARRAHS PLACE
YULEE, FL 32097

2023

42-2N-27-4370-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

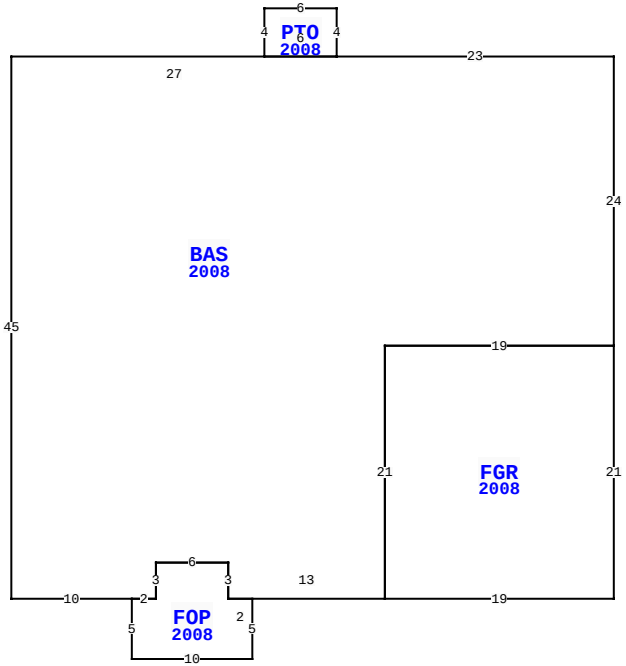
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,833	100	1,833	177,955
FGR	399	55	219	21,261
FOP	68	30	20	1,942
PTO	24	5	1	97
TOTALS	2,324		2,073	201,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	115.2382	104.00	215,592	2008	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1833 HX Base Yr 2017



86051 HARRAHS PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,255
TOTAL MARKET OB/XF VALUE		4,859
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		256,114
SOH/AGL Deduction		86,934
ASSESSED VALUE		169,180
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,180
TOTAL JUST VALUE		256,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21407	CO ISSUED	150,480	09/04/2008
E20922	ELEC OTHER	2,000	06/01/2008
M13891	MECH OTHER	0	06/01/2008
P13218	OTHER	0	05/01/2008
B21407	NEW CONSTR	150,480	05/01/2008
R11260	REPAIR/RRF	2,800	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/1974	9/16/2016	WD	Q	I	01	170,000
GRANTOR: COHEN THOMAS L & CHRI						
GRANTEE: MARLOW RYAN E & APR						
1595/0423	12/02/2008	WD	Q	I		190,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COHEN THOMAS L & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W23 PTO=[YR=2008] N4 W6 S4 E6$ W27 S45 E10
FOP=[YR=2008] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E13
FGR=[YR=2008] E19 N21 W19 S21$ N21 E19 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	0811	CONCRETE B	0	100	0	0	967.00	SF	5.20	5.20	100	2008	2008	3	90	4,526	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2008	2008	3	90	333	

LAND DESCRIPTION

TOTAL OB/XF 4,859

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 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