LOT 67
IN OR 1593/1753
THE HIDEAWAY #2 PB 7/233

EGGERS ERNEST E & WILMA L
86040 HARRAHS PLACE
YULEE, FL 32097

**2023**

**42-2N-27-4370-0067-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

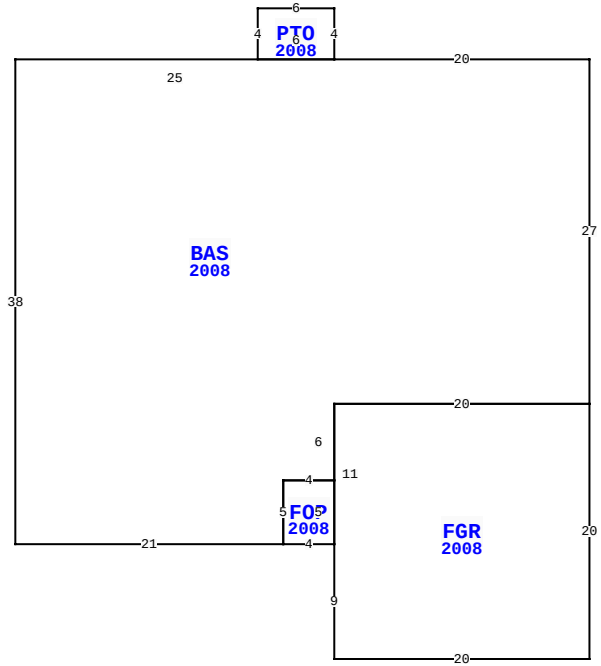
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,470 | 100 | 1,470 | 148,354 |
| FGR | 400 | 55 | 220 | 22,202 |
| FOP | 20 | 30 | 6 | 606 |
| PTO | 24 | 5 | 1 | 101 |
| TOTALS | 1,914 | | 1,697 | 171,263 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,697 | 119.7900 | 108.11 | 183,463 | 2008 | 2008 | 0 | 0 | 0 | 6.65 | 93.35 |

1 SINGLE FAM – 100% - 2009 Heated Area: 1470 HX Base Yr 2009




86040 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 | | 171,263 |
| TOTAL MARKET OB/XF VALUE | | 3,606 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 224,869 |
| SOH/AGL Deduction | | 150,014 |
| ASSESSED VALUE | | 74,855 |
| TOTAL EXEMPTION VALUE | HX HB VX | 54,855 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 224,869 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 194,826 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M13607 | MECH OTHER | 0 | 02/01/2008 |
| C20930 | CO ISSUED | 124,674 | 01/01/2008 |
| E20431 | ELEC OTHER | 2,000 | 01/01/2008 |
| R10958 | REPAIR/RRF | 2,800 | 01/01/2008 |
| P12975 | OTHER | 0 | 01/01/2008 |
| B20930 | NEW CONSTR | 124,674 | 01/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1593/1753 | 11/18/2008 | WD | Q | I | | 155,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: EGGERS ERNEST E & W | | | | | | |
| 1553/1149 | 3/03/2008 | WD | U | V | 07 | 100 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W20 PTO=[YR=2008] N4 W6 S4 E6$ W25 S38 E21
FOP=[YR=2008] E4 FGR=[YR=2008] S9 E20 N20 W20 S11$ N5 W4
S5$ N5 E4 N6 E20 N27$.

## 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 | 718.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 90 | 3,360 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 14 | 3 | 42.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 90 | 246 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,606

| 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