LOT 72
IN OR 1591/1372
THE HIDEAWAY #2 PB 7/233

MILLER RONALD G & LINDA
86164 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0072-0000

BUILDING CHARACTERISTICS

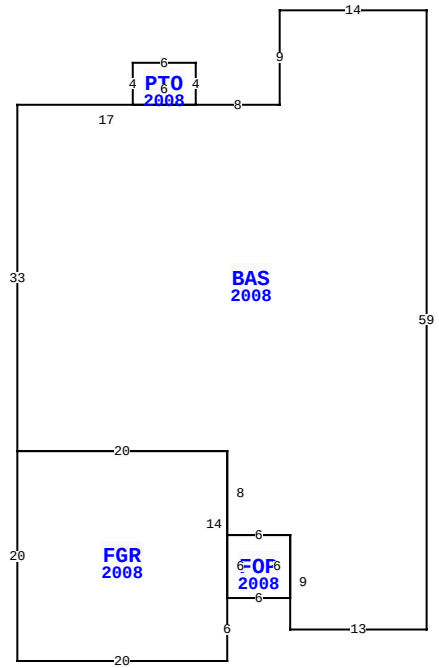
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,682	100	1,682	163,295
FGR	400	55	220	21,358
FOP	36	30	11	1,068
PTO	24	5	1	97
TOTALS	2,142		1,914	185,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	115.2382	104.00	199,056	2008	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2009 Heated Area: 1682 HX Base Yr 2009



86164 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		185,819
TOTAL MARKET OB/XF VALUE		2,779
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		238,598
SOH/AGL Deduction		106,951
ASSESSED VALUE		131,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,647
TOTAL JUST VALUE		238,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20680	ELEC OTHER	2,000	04/01/2008
M13738	MECH OTHER	0	04/01/2008
C21215	CO ISSUED	0	03/01/2008
R11114	REPAIR/RRF	2,800	03/01/2008
B21215	NEW CONSTR	138,204	03/01/2008
P13127	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1372	11/03/2008	WD	Q	I		167,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILLER RONALD G & L						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 S9 W8 PTO=[YR=2008] N4 W6 S4 E6$ W17 S33 FGR=[YR=2008] S20 E20 N6 FOP=[YR=2008] E6 N6 W6 S6$ N14 W20$ E20 S8 E6 S9 E13 N59$.

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	430.00	SF	6.50	6.50	100	2008	2008	3	90	2,516	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2008	2008	3	90	263	

LAND DESCRIPTION

TOTAL OB/XF 2,779

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