LOT 77
IN OR 2097/875
THE HIDEAWAY #2 PB 7/233

GINFRIDA JAMES J & CAROL F
86150 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

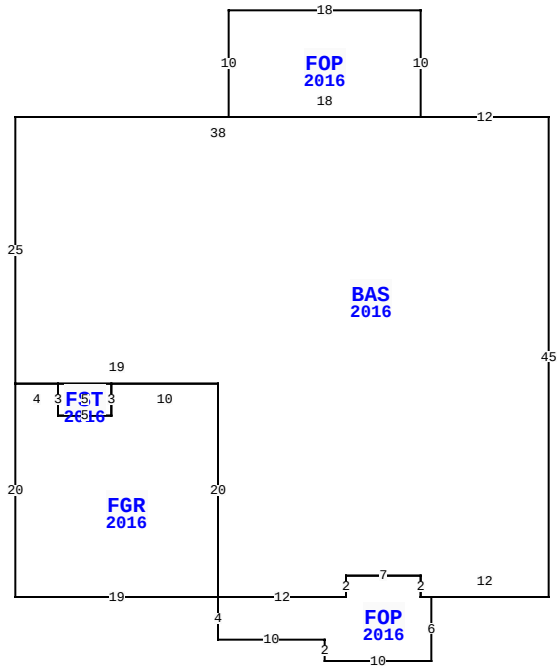
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,856	100	1,856	194,713
FGR	365	55	201	21,087
FOP	114	30	34	3,567
FOP	180	30	54	5,665
FST	15	55	8	839
TOTALS	2,530		2,153	225,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	119.2268	107.60	231,663	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1856 HX Base Yr 2018



86150 VEGAS BLVD, 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		225,871
TOTAL MARKET OB/XF VALUE		5,820
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		281,691
SOH/AGL Deduction		132,307
ASSESSED VALUE		149,384
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		49,384
TOTAL JUST VALUE		281,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632743	CO ISSUED	0	12/27/2016
B1632743	NEW CONSTR	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/0875	1/26/2017	WD	Q	I	02	217,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GINFRIDA JAMES J &						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] N10 W18 S10 E18$ W38 S25 FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E10 S2 E10 N6 W1 N2 W7 S2 W12$ N20 W10 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E19 S20 E12 N2 E7 S2 E12 N45$.

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	0855	CONC PAVER	0	100	20	4	80.00	SF	10.00	10.00	100	2016	2016	3	97	776	
2	0855	CONC PAVER	0	100	0	0	520.00	SF	10.00	10.00	100	2016	2016	3	97	5,044	

LAND DESCRIPTION

TOTAL OB/XF 5,820

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 02/10/2017 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS