LOT 78
IN OR 2056/1690
THE HIDEAWAY #2 PB 7/233

PELAR PETER T & SUSAN R
86148 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0078-0000

BUILDING CHARACTERISTICS

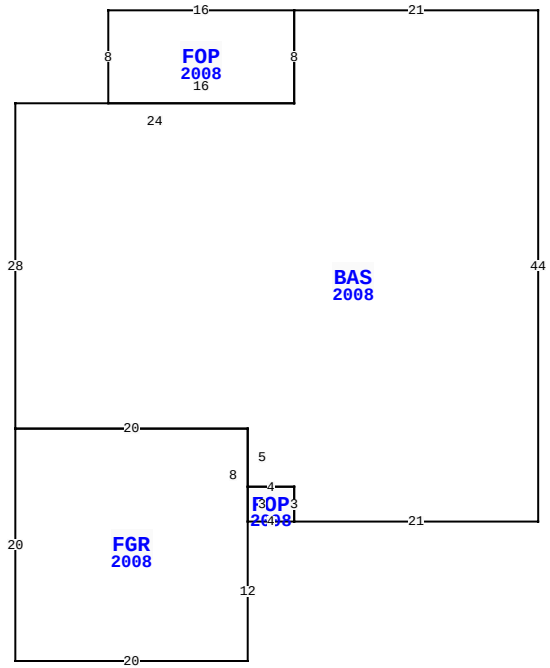
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,616	100	1,616	158,366
FGR	400	55	220	21,560
FOP	12	30	4	392
FOP	128	30	38	3,724
TOTALS	2,156		1,878	184,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	116.3162	104.98	197,152	2008	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1616 HX Base Yr 2019



86148 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		184,041
TOTAL MARKET OB/XF VALUE		2,878
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		236,919
SOH/AGL Deduction		65,203
ASSESSED VALUE		171,716
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,716
TOTAL JUST VALUE		236,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20813	CO ISSUED	140,118	12/01/2007
E20310	ELEC OTHER	2,000	12/01/2007
M13529	MECH OTHER	0	12/01/2007
R10894	REPAIR/RRF	2,800	12/01/2007
B20813	NEW CONSTR	140,118	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/1690	7/01/2016	WD	U	I	30	156,000
GRANTOR: PELAR CHRISTOPHER JAS						
GRANTEE: PELAR PETER T & SUS						
1633/1150	7/27/2009	WD	Q	I	01	169,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PELAR CHRISTOPHER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] W16 S8 E16 N8$ S8 W24 S28
FGR=[YR=2008] S20 E20 N12 FOP=[YR=2008] E4 N3 W4 S3$ N8 W20$
E20 S5 E4 S3 E21 N44$.

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	432.00	SF	6.50	6.50	100	2008	2008	3	90	2,527	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2008	2008	3	90	351	

LAND DESCRIPTION

TOTAL OB/XF 2,878

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS