LOT 80
THE HIDEAWAY #2 PB 7/233

BONFRANCESCO EDWARD III & LISA ANN
86147 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

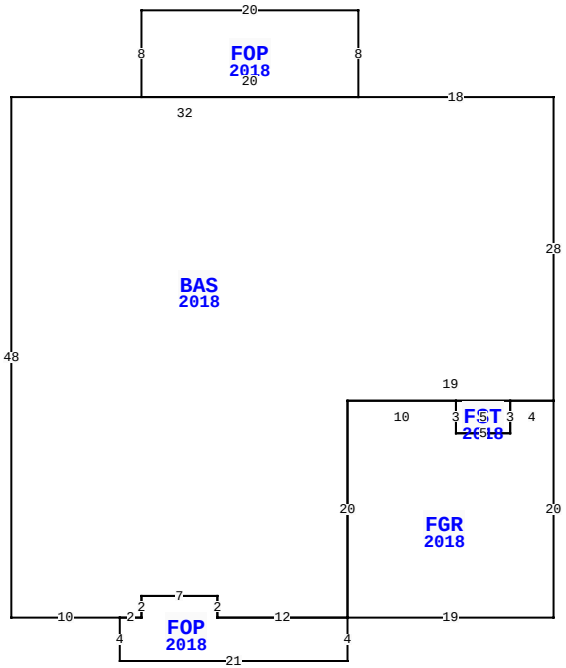
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,006	100	2,006	217,959
FGR	365	55	201	21,839
FOP	98	30	29	3,151
FOP	160	30	48	5,215
FST	15	55	8	869
TOTALS	2,644		2,292	249,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	122.3530	110.42	253,083	2018	2018	0	0	0	1.60	98.40

1 SINGLE FAM – 100% - 2023 Heated Area: 2006 HX Base Yr



86147 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		249,034
TOTAL MARKET OB/XF VALUE		7,703
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		306,737
SOH/AGL Deduction		0
ASSESSED VALUE		306,737
TOTAL EXEMPTION VALUE	13	306,737
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		306,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004578	CO ISSUED	0	05/07/2018
17010656	NEW CONSTR	338,152	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/0435	6/23/2022	WD	Q	I	01	412,000
GRANTOR: SPEARD MELISSA L &						
GRANTEE: BONFRANCESCO EDWARD						
2276/1056	5/22/2019	WD	Q	I	01	268,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SPEARS MELISSA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N8 W20 S8 E20$ W32 S48 E10
FOP=[YR=2018] S4 E21 N4 FGR=[YR=2018] E19 N20 W4
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2
W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

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	0	0	786.00	SF	10.00	10.00	100	2018	2018	3	98	7,703	

LAND DESCRIPTION

TOTAL OB/XF 7,703

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 03/22/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS