

LOT 81
IN OR 2207/136
THE HIDEAWAY #2 PB 7/233

FOWLER GREGORY L
86151 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0081-0000

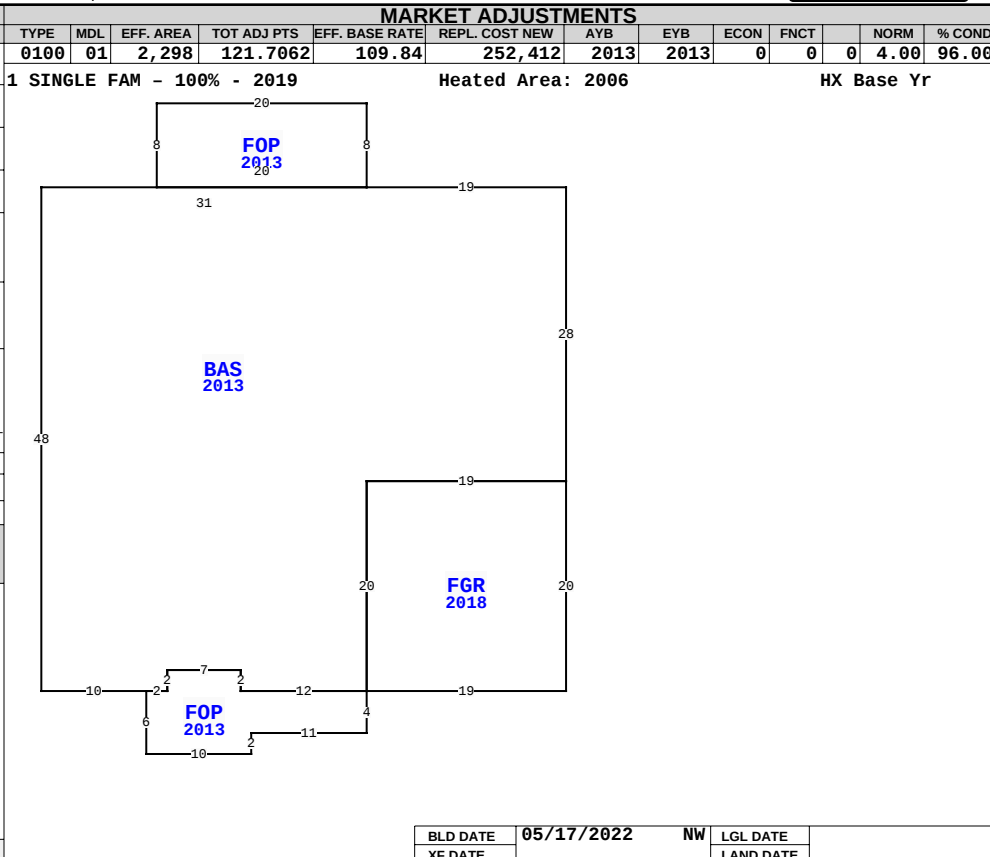


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	211,525
FGR	380	55	209	22,039
FOP	118	30	35	3,690
FOP	160	30	48	5,061
TOTALS	2,664		2,298	242,316

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	844.00	SF	10.00	10.00	100	2013



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	844.00	SF	10.00	10.00	100	2013

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		242, 316	
TOTAL MARKET OB/XF VALUE		8, 018	
TOTAL LAND VALUE - MARKET		50, 000	
TOTAL MARKET VALUE		300, 334	
SOH/AGL Deduction		0	
ASSESSED VALUE		300, 334	
TOTAL EXEMPTION VALUE		13	300, 334
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		300, 334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256, 829	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226513	CO ISSUED	0	03/13/2013
E25671	NEW CONSTR	0	12/01/2012
M17777	H/AC	0	12/01/2012
P1216214	NEW CONSTR	0	11/01/2012
B1226513	NEW CONSTR	232,838	10/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0136	6/27/2018	WD	Q	I	01	261,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FOWLER GREGORY L						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W19 FOP=[YR=2013] N8 W20 S8 E20 \$ W31 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2018] E19 N20 W19 S20 \$ W12 N2 W7 S2 W2 \$ E2 N2 E7 S2 E12 N20 E19 N28\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00