LOT 82
THE HIDEAWAY #2 PB 7/233

BIRMAN KATHY G & WAYNE L/E/
86153 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

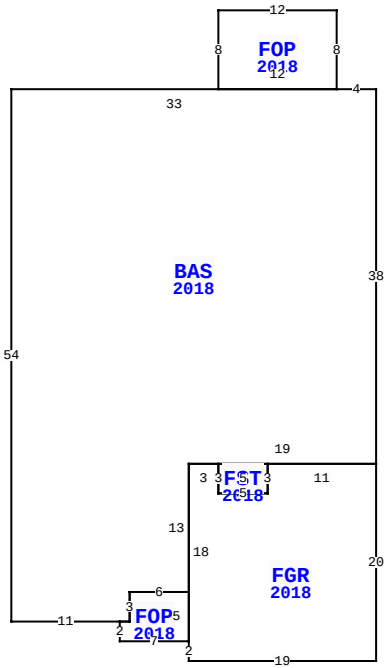
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	1,676	181,054
FGR	365	55	201	21,714
FOP	32	30	10	1,080
FOP	96	30	29	3,132
FST	15	55	8	864
TOTALS	2,184		1,924	207,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	121.7062	109.84	211,332	2018	2018	0	0	0	1.65	98.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1676 HX Base Yr 2019



86153 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		207,845
TOTAL MARKET OB/XF VALUE		3,153
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		260,998
SOH/AGL Deduction		100,117
ASSESSED VALUE		160,881
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,881
TOTAL JUST VALUE		260,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010276	CO ISSUED	0	10/10/2018
18005665	NEW CONSTR	222,067	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/0366	7/23/2021	SW	U	I	11	100
GRANTOR: BIRMAN KATHY G & WAYN						
GRANTEE: BIRMAN MATTHEW W						
2232/0739	10/22/2018	WD	Q	I	01	208,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BIRMAN KATHY G & WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N8 W12 S8 E12$ W33 S54 E11
FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W11
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W3 S18$ N5 W6 S3 W1$ E1
N3 E6 N13 E19 N38$.

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	495.00	SF	6.50	6.50	100	2018	2018	3	98	3,153	

LAND DESCRIPTION

TOTAL OB/XF 3,153

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 04/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS