



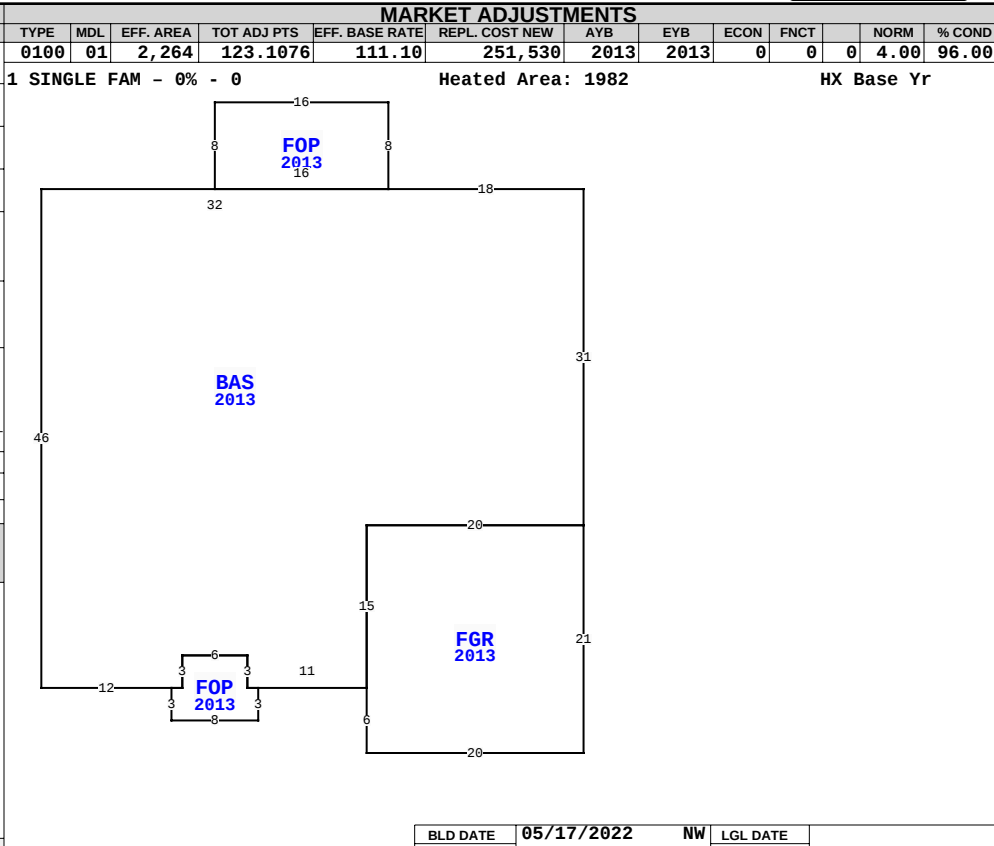
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,982	100	1,982	211,392
FGR	420	55	231	24,637
FOP	42	30	13	1,386
FOP	128	30	38	4,053
TOTALS	2,572		2,264	241,469

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	608.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



86159 VEGAS BLVD, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
3,004									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					241,469				
TOTAL MARKET OB/XF VALUE					3,004				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					294,473				
SOH/AGL Deduction					24,463				
ASSESSED VALUE					270,010				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					270,010				
TOTAL JUST VALUE					294,473				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					253,164				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327438	CO ISSUED	0	11/12/2013
P1316739	NEW CONSTR	0	08/01/2013
B1327438	NEW CONSTR	234,761	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2311/0426	10/04/2019	SW	U	I	12	200,000	
GRANTOR: FIRST FEDERAL BANK							
GRANTEE: ESML LLC							
2251/1003	1/17/2019	CT	U	I	18	170,100	
GRANTOR: CLERK OF COURT							
GRANTEE: FIRST FEDERAL BANK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013]	W18	FOP=[YR=2013]	N8	W16	S8	E16	\$	W32	S46
FOP=[YR=2013]	S3	E8	N3	W1	N3	W6	S3	W1	\$
FGR=[YR=2013]	S6	E20	N21	W20	S15	\$	N15	E20	N31