LOT 124
THE HIDEAWAY #2 PB 7/233

MAY SAGE
86241 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

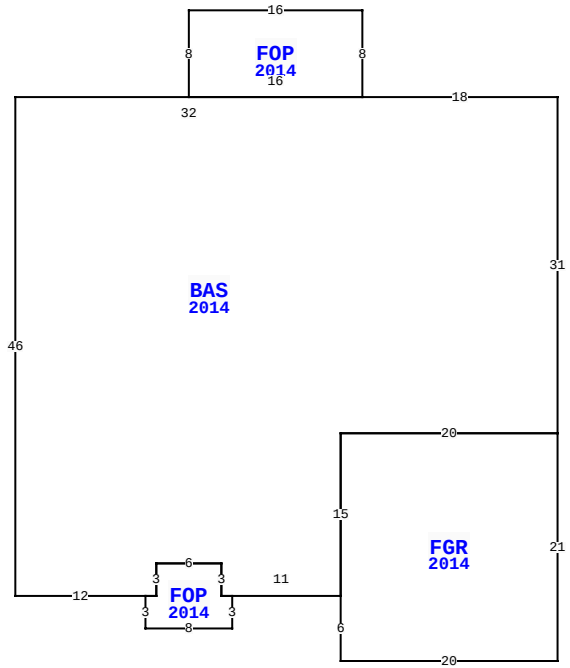
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,982	100	1,982	211,402
FGR	420	55	231	24,639
FOP	42	30	13	1,387
FOP	128	30	38	4,053
TOTALS	2,572		2,264	241,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	122.0296	110.13	249,334	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1982 HX Base Yr 2019



86241 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		241,480
TOTAL MARKET OB/XF VALUE		3,305
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,785
SOH/AGL Deduction		81,653
ASSESSED VALUE		213,132
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		158,132
TOTAL JUST VALUE		294,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429428	CO ISSUED	0	02/18/2015
B1429428	NEW CONSTR	244,469	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	3/16/2023	QC	U	I	11	100
GRANTOR: MAY SAGE						
GRANTEE: MAY SAGE						
9999/9999	4/16/2022	CN	U	I	11	100
GRANTOR: MAY SAGE						
GRANTEE: MAY SAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FOP=[YR=2014] N8 W16 S8 E16 $ W32 S46 E12
FOP=[YR=2014] S3 E8 N3 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2014] S6 E20 N21 W20 S15 $ N15 E20 N31 $.

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	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	2015	2015	3	96	3,305	

LAND DESCRIPTION

TOTAL OB/XF 3,305

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 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS