LOT 125
THE HIDEAWAY #2 PB 7/233

VELAZQUEZ ENRIQUE ROBERTO JR
86237 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

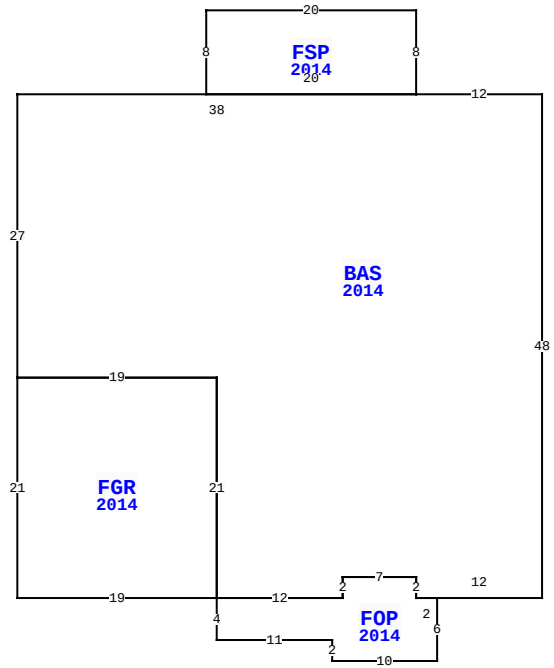
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,987	100	1,987	217,881
FGR	399	55	219	24,014
FOP	118	30	35	3,838
FSP	160	40	64	7,017
TOTALS	2,664		2,305	252,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	125.9104	113.63	261,917	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1987 HX Base Yr



86237 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	252,750
TOTAL MARKET OB/XF VALUE	3,068
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	305,818
SOH/AGL Deduction	25,215
ASSESSED VALUE	280,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,603
TOTAL JUST VALUE	305,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429204	CO ISSUED	0	12/17/2014
B1429204	NEW CONSTR	244,099	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1196	9/22/2020	WD	Q	I	01	269,000
GRANTOR: LAKE GLENN A SR & LOR						
GRANTEE: VELAZQUEZ ENRIQUE R						
2154/1220	10/30/2017	WD	Q	I	01	225,000
GRANTOR: HARRIS JAMIE L K & AN						
GRANTEE: LAKE GLENN A SR & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FSP=[YR=2014] N8 W20 S8 E20 $ W38 S27
FGR=[YR=2014] S21 E19 FOP=[YR=2014] S4 E11 S2 E10 N6 W2 N2
W7 S2 W12 $ N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N48 $.

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	0	0	0	621.00	SF	5.20	5.20	100	2014	2014	3	95	3,068	

LAND DESCRIPTION

TOTAL OB/XF 3,068

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/22/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS