

LOT 129
IN OR 1965/1267
THE HIDEAWAY #2 PB 7/233

SIMMONS JOHN C & JAIME L
86219 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0129-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	10	ABOVE AVG 70	0100	01	2,289	121.7062	109.84	251,424	2014	2014	0	0	0	3.65	96.35	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0													Heated Area: 1987 HX Base Yr													
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 242,247													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 3,231													
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET 50,000													
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE 295,478													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 24,589													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 270,889													
Bedrooms	4	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 270,889													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 295,478													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 253,928																										
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	210,286																									
FGR	399	55	219	23,177																									
FOP	118	30	35	3,704																									
FOP	160	30	48	5,080																									
TOTALS		2,664	2,289	242,247																									
EXTRA FEATURES		86219 VEGAS BLVD, YULEE																											
L N	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	654.00	SF	5.20	5.20	100	2014	2014	3	95	3,231															
LAND DESCRIPTION		TOTAL OB/XF 3,231																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																													