LOT 131
IN OR 2080/1707
THE HIDEAWAY #2 PB 7/233

DOSE MICAH/LEINMILLER ERICA
2110 HANOVER ST
SILVER SPRINGS, MD 20910

2023

42-2N-27-4370-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

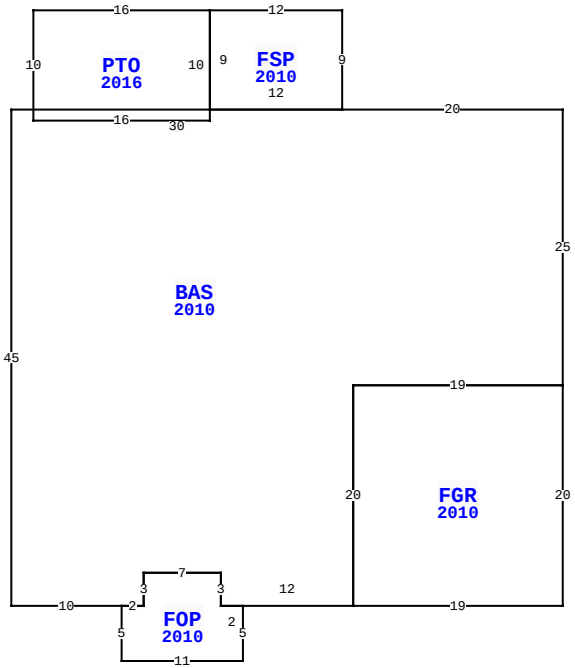
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
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	1,849	100	1,849	193,763
FGR	380	55	209	21,902
FOP	76	30	23	2,410
FSP	108	40	43	4,506
PTO	160	5	8	838
TOTALS	2,573		2,132	223,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	122.9998	111.01	236,673	2010	2010	0	0	0	5.60	94.40

1 SINGLE FAM – 0% - 0 Heated Area: 1849 HX Base Yr



86215 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	223,419
TOTAL MARKET OB/XF VALUE	4,162
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	277,581
SOH/AGL Deduction	15,312
ASSESSED VALUE	262,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,269
TOTAL JUST VALUE	277,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22990	CO ISSUED	0	03/17/2010
E22320	ELEC OTHER	0	12/01/2009
M14983	H/AC	0	12/01/2009
P14056	OTHER	0	12/01/2009
R12171	REPAIR/RRF	3,000	11/01/2009
B22990	NEW CONSTR	156,816	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1707	10/31/2016	WD	Q	I	01	195,000
GRANTOR: LAWRENCE THOMAS WALTE						
GRANTEE: DOSE MICAH & ERICA						
2026/1813	1/25/2016	WD	Q	I	01	187,600
GRANTOR: GABBARD HAROLD W & LI						
GRANTEE: LAWRENCE THOMAS WAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 FSP=[YR=2010] N9 W12 PTO=[YR=2016] W16 S10 E16 N10$ S9 E12$ W30 S45E10 FOP=[YR=2010] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12 FGR=[YR=2010] E19 N20 W19 S20$ N20 E19 N25$.

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	0	0	0	696.00	SF	6.50	6.50	100	2010	2010	3	92	4,162	

LAND DESCRIPTION

TOTAL OB/XF 4,162

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	0003		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