

LOT 2-134
IN OR 1771/409
THE HIDEAWAY #2 PB 7/233

ABINSAY ERWIN & DEBORAH/
86207 VEGAS BLVD
YULEE, FL 32097

2024

42-2N-27-4370-0002-1340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06
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	1,932	100	1,932	205,108
FGR	420	55	231	24,524
FOP	58	30	17	1,805
FSP	96	40	38	4,034
TOTALS	2,506		2,218	235,470

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	100	0	672.00	SF	6.50	6.50	100	2010	2010	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE 07/20/2020 BY NWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,218	119.0112	113.06	250,767	2010	2010	0	0	0	6.10	93.90	

1 SINGLE FAM - 100% - 2012 Heated Area: 1932 HX Base Yr 2012

Diagram illustrating the layout and dimensions of the building footprint (BAS 2010) and its associated areas (FSP 2010, FGR 2010, FOP 2010).

Key dimensions and areas shown:

- BAS 2010: Main footprint area.
- FSP 2010: Small square area at the top.
- FGR 2010: Rectangular area at the bottom right.
- FOP 2010: Small rectangular area at the bottom left.

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													
3,975													

TOTAL OB/XF													
3,975													

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		235,470	
TOTAL MARKET OB/XF VALUE		3,975	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		289,445	
SOH/AGL Deduction		133,259	
ASSESSED VALUE		156,186	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		106,186	
TOTAL JUST VALUE		289,445	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,135	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22988	CO ISSUED	0	03/17/2010
E22343	ELEC OTHER	0	01/01/2010
M14991	H/AC	0	12/01/2009
P14057	OTHER	0	12/01/2009
R12168	REPAIR/RRF	3,000	11/01/2009
B22988	NEW CONSTR	165,198	11/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1771/0409	12/09/2011	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ABINSAY ERWIN & DEB					
1553/1151	3/03/2008	WD	U	V	07
GRANTOR: HIDEAWAY DEVELOPMENT					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2010] W20 FSP=[YR=2010] N8 W12 S8 E12\$ W30 S45 E11					
FOP=[YR=2010] S4 E10 N4 W2 N3 W6 S3 W2\$E2 N3 E6 S3 E11					
FGR=[YR=2010] S6 E20 N21 W20 S15\$N15 E20 N30\$.					

OTHER ADJUSTMENTS AND NOTES													

PRINTED 08/06/2024 BY SYS