

LOT 2-136
IN OR 2208/1551
THE HIDEAWAY #2 PB 7/233

GREER KRISTY D/HORNE ANTHONY E JR
86201 VEGAS BLVD
YULEE, FL 32097

2024

42-2N-27-4370-0002-1360



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	20
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	14
Interior Floor	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	06
DOR CODE	0100

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	169,851
FGR	440	55	242	26,115
FOP	66	30	20	2,159
PTO	117	5	6	647

TOTALS	2,197	1,842	198,771
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	03/26/2019	BY	SBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,842	123.3950	117.23	215,938	2007	2007	0	0	7.95	92.05
1 SINGLE FAM - 0% - 0 Heated Area: 1574 HX Base Yr											

86201 VEGAS BLVD, YULEE	BLD DATE 05/17/2022	NW	LGL DATE	
	XF DATE 01/25/2008	KK	LAND DATE	
	INC DATE		AG DATE	
			01/25/2008	KK

TOTAL OB/XF											
5,000											

TOTAL OB/XF											
5,000											

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			198,771
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			253,771
SOH/AGL Deduction			17,889
ASSESSED VALUE			235,882
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			235,882
TOTAL JUST VALUE			253,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13024	MECH OTHER	0	06/01/2007
C19868	CO ISSUED	136,158	05/01/2007
B19868	NEW CONSTR	136,158	05/01/2007
E19311	ELEC OTHER	2,000	05/01/2007
P12404	OTHER	0	05/01/2007
R10339	REPAIR/RRF	2,800	05/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2208/1551	6/14/2018	WD	Q	I	01
GRANTOR: HARRISON JONATHON & K					
GRANTEE: GREER KRISTY D & AN					
1873/1167	8/16/2013	WD	Q	I	02
GRANTOR: NAGLE EARL S & DONNA					
GRANTEE: HARRISON JONATHON &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2007] W16 PTO=[YR=2007] N9 W13 S9 E13\$ W29 S32					
FGR=[YR=2007] S22 E20 N22 W20\$ E20 S6 E5 FOP=[YR=2007] S5					
E10 N5 W3 N4 W4 S4 W3\$ E3 N4 E4 S4 E13 N38\$.					