



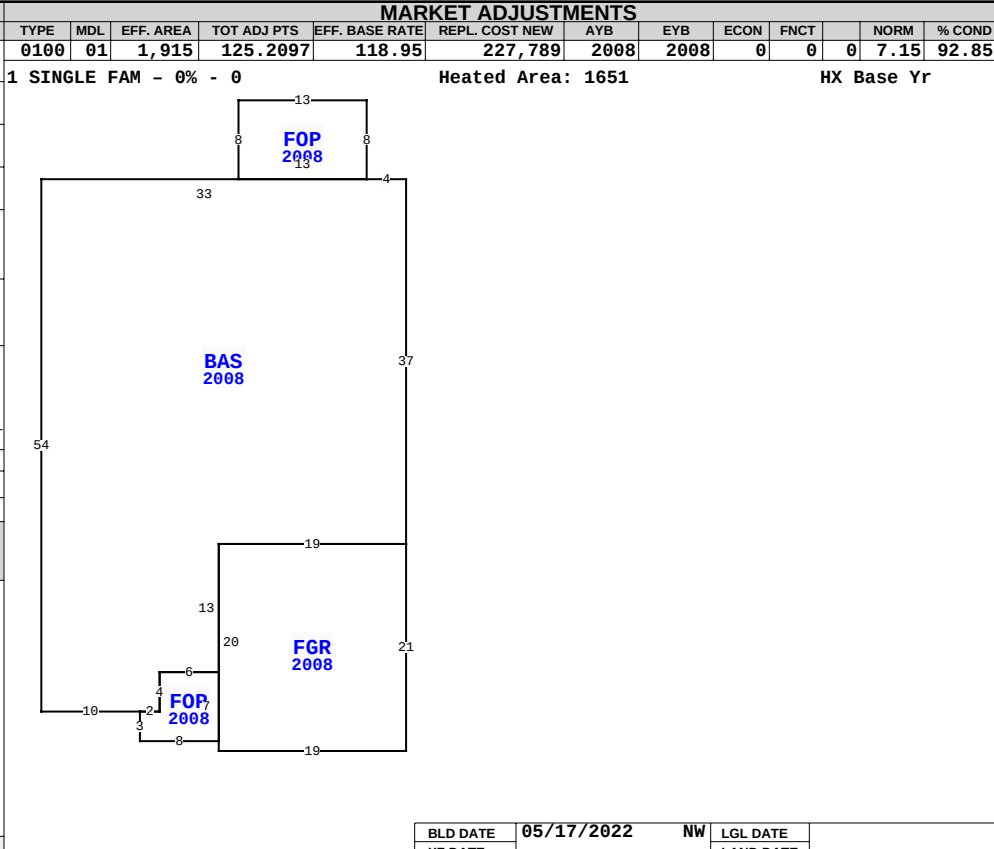
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,651	100	1,651	182,344
FGR	399	55	219	24,187
FOP	48	30	14	1,546
FOP	104	30	31	3,423
TOTALS	2,202		1,915	211,502

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	476.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	9	3	27.00	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	0003	PUD	0.00	0.00	1.00	LT	



86197 VEGAS BLVD, YULEE	BLD DATE 05/17/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
2,910											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										211,502	
TOTAL MARKET OB/XF VALUE										2,910	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										264,412	
SOH/AGL Deduction										6,950	
ASSESSED VALUE										257,462	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										257,462	
TOTAL JUST VALUE										264,412	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										246,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21194	ELEC OTHER	2,000	09/01/2008
M14151	MECH OTHER	0	09/01/2008
C21770	CO ISSUED	0	08/01/2008
R11461	REPAIR/RRF	2,800	08/01/2008
B21770	NEW CONSTR	150,000	08/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2489/1859	8/20/2021	WD	Q	I	01	275,000			
GRANTOR: SCHMIDT CHRISTOPHER W									
GRANTEE: WOLF KIRK D & TRACY									
1625/1376	5/27/2009	WD	Q	I	01	173,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: SCHMIDT CHRISTOPHER									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W4 FOP=[YR=2008] N8 W13 S8 E13\$ W33 S54 E10 FOP=[YR=2008] S3 E8 FGR=[YR=2008] S1 E19 N21 W19 S20 \$ N7 W6 S4 W2\$ E2 N4 E6 N13 E19 N37\$.											