

LOT 2-140
IN OR 2141/1427
THE HIDEAWAY #2 PB 7/233

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

42-2N-27-4370-0002-1400



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 100
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

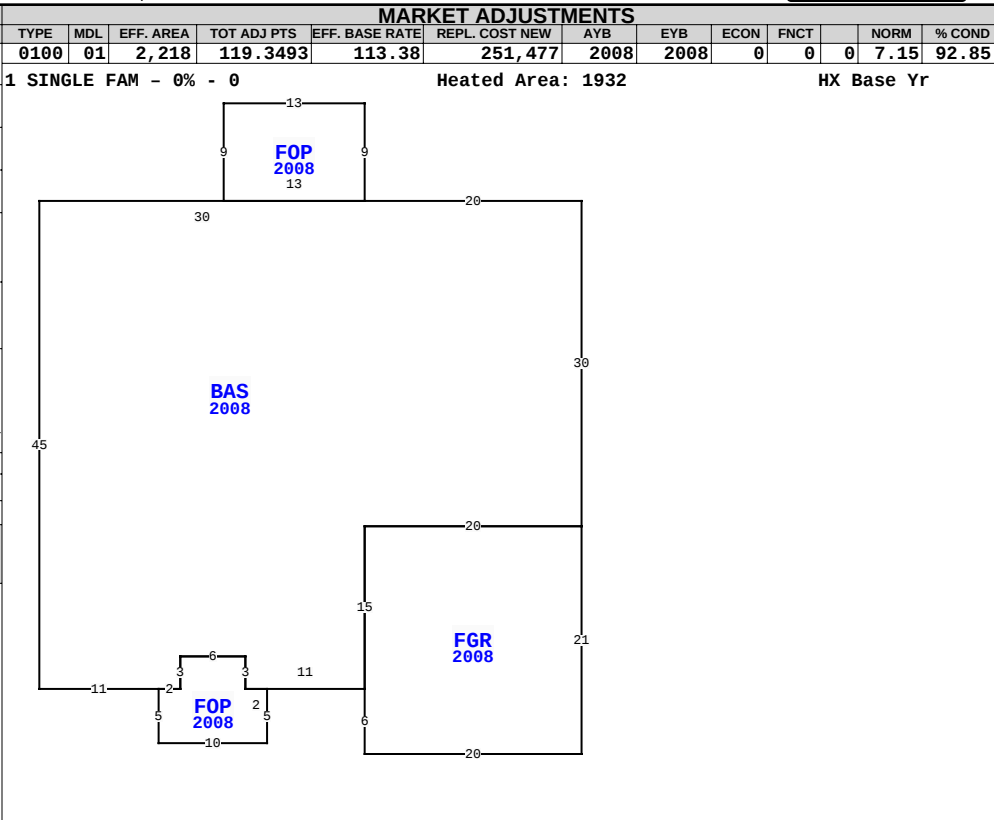
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	203,388
FGR	420	55	231	24,318
FOP	68	30	20	2,106
FOP	117	30	35	3,684

TOTALS	2,537		2,218	233,496
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86191 VEGAS BLVD, YULEE				

TOTAL OB/XF									
3,129									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			233,496
TOTAL MARKET OB/XF VALUE			3,129
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			286,625
SOH/AGL Deduction			18,535
ASSESSED VALUE			268,090
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			268,090
TOTAL JUST VALUE			286,625
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21533	CO ISSUED	165,198	09/24/2008
E20989	ELEC OTHER	2,000	07/01/2008
M13996	MECH OTHER	0	07/01/2008
R11336	REPAIR/RRF	2,800	06/01/2008
B21533	NEW CONSTR	165,198	06/01/2008
P13282	OTHER	0	06/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2141/1427	8/03/2017	WD	Q	I	01
GRANTOR: REEDY SHANNON					
GRANTEE: AH4R PROPERTIES LLC					
1596/0362	12/08/2008	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: REEDY SHANNON					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2008]	W20	FOP=[YR=2008]	N9	W13	S9
FOP=[YR=2008]	S5	E10	N5	W2	N3
FGR=[YR=2008]	S6	E20	N21	W20	S15