

LOT 2-141
IN OR 1595/522
THE HIDEAWAY #2 PB 7/233

VASILE JOHN B
86189 VEGAS BLVD
YULEE, FL 32097

2024

42-2N-27-4370-0002-1410



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	14	CARPET 80
Interior Floo	08	SHT VINYL 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	1,682	100	1,682	178,741
FGR	400	55	220	23,379
FOP	36	30	11	1,169
FOP	153	30	46	4,889
TOTALS	2,271		1,959	208,177

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	100	0	0	490.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	13	3	39.00	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	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,959	120.4763	114.45	224,208	2008	2008	0	0	7.15	92.85
1 SINGLE FAM - 100% - 2010 Heated Area: 1682 HX Base Yr 2010											
86189 VEGAS BLVD, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			208,177
TOTAL MARKET OB/XF VALUE			3,061
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			261,238
SOH/AGL Deduction			122,836
ASSESSED VALUE			138,402
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			83,402
TOTAL JUST VALUE			261,238
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21480	CO ISSUED	147,104	09/29/2008
E20990	ELEC OTHER	2,000	07/01/2008
M13943	MECH OTHER	0	06/01/2008
P13270	OTHER	0	06/01/2008
B21480	NEW CONSTR	147,104	05/01/2008
R11303	REPAIR/RRF	2,800	05/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1595/0522	12/02/2008	WD	Q	I		170,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: VASILE JOHN B							
1553/1151	3/03/2008	WD	U	V	07	100	
GRANTOR: HIDEAWAY DEVELOPMENT							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W8 FOP=[YR=2008] N9 W17 S9 E17\$ W17 N9 W14 S59 E13 N3 FOP=[YR=2008] E6 FGR=[YR=2008] S6 E20 N20 W20 S14\$ N6 W6 S6\$ N6 E6 N8 E20 N33\$.											