LOT 62
IN OR 1536/587
THE HIDEAWAY #2 PB 7/233

SCOTT CHARLES M/YOUNG PATRICIA ANN
86025 HARRAH'S PL
YULEE, FL 32097

2024

42-2N-27-4370-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

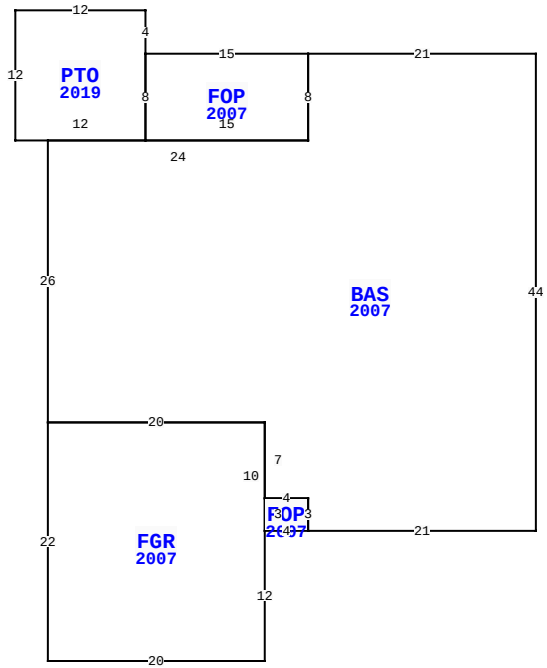
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,576	100	1,576	165,948
FGR	440	55	242	25,482
FOP	12	30	4	421
FOP	120	30	36	3,791
PTO	144	5	7	737
TOTALS	2,292		1,865	196,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	121.6033	115.52	215,445	2007	2007	0	0	0	8.85	91.15

1 SINGLE FAM – 100% - 2012 Heated Area: 1576 HX Base Yr 2012



86025 HARRAHS PL, YULEE

BLD DATE	05/17/2022	NW	LGL DATE
XF DATE	08/05/2009	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,378
TOTAL MARKET OB/XF VALUE		6,058
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,436
SOH/AGL Deduction		113,834
ASSESSED VALUE		138,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,602
TOTAL JUST VALUE		252,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22414	XFOB	3,974	04/01/2009
E18919	ELEC OTHER	2,000	03/01/2007
M12811	MECH OTHER	0	03/01/2007
C19495	CO ISSUED	0	02/01/2007
R10124	REPAIR/RRF	2,800	02/01/2007
B19495	NEW CONSTR	143,022	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						
1536/0587	11/19/2007	WD	Q	I		175,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCOTT CHARLES M & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 FOP=[YR=2007] W15 PTO=[YR=2019] N4 W12 S12 E12 N8$ S8 E15N8$ S8 W24 S26 FGR=[YR=2007] S22 E20 N12 FOP=[YR=2007] E4 N3 W4 S3$ N10 W20$ E20 S7 E4 S3 E21 N44$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	517.00	SF	5.20	5.20	100	2007	2007	3	88	2,366	
3	0910	SCRN RM L	0	100	8	15	120.00	SF	15.00	15.00	100	2009	2009	3	40	720	
4	0855	CONC PAVER	0	100	8	16	128.00	SF	10.00	10.00	100	2009	2009	3	90	1,152	

LAND DESCRIPTION

TOTAL OB/XF 6,058

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS