

LOT 72
IN OR 1591/1372
THE HIDEAWAY #2 PB 7/233

MILLER RONALD G & LINDA
86164 VEGAS BLVD
YULEE, FL 32097

2024

42-2N-27-4370-0072-0000



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 70
Interior Floo	08	SHT VINYL 30
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

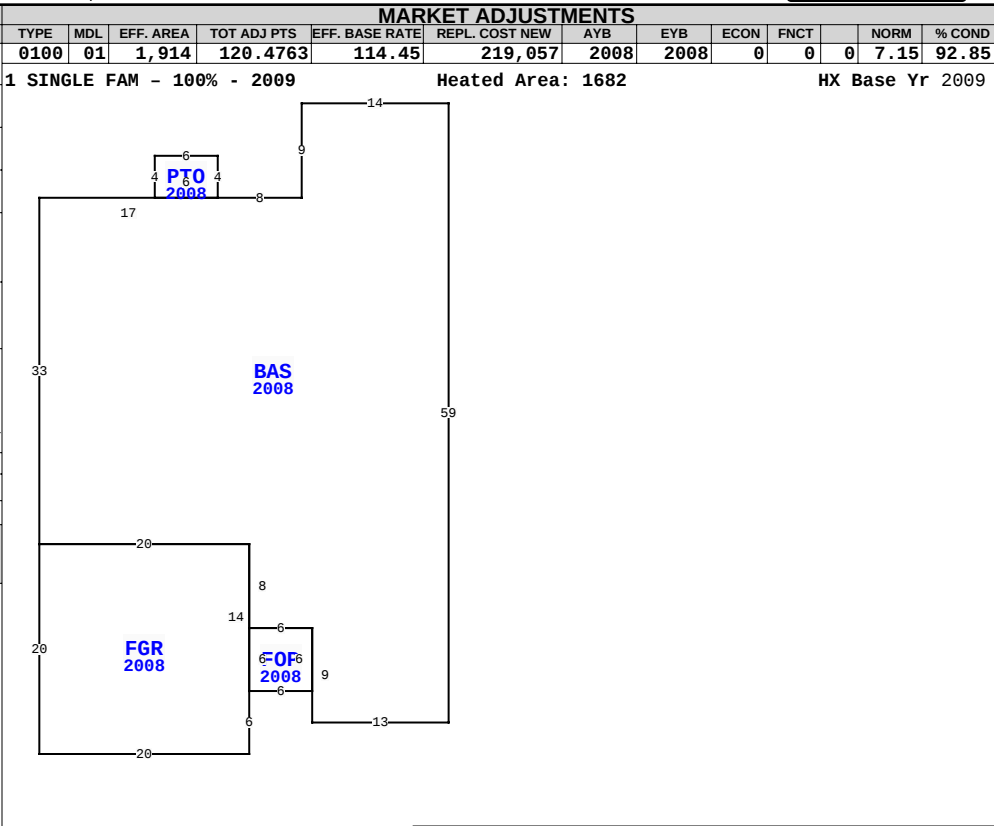
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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
PTO	24	5	1	106
TOTALS	2,142		1,914	203,394

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	430.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	15	3	45.00	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	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



86164 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		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			203,394
TOTAL MARKET OB/XF VALUE			2,748
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			256,142
SOH/AGL Deduction			120,546
ASSESSED VALUE			135,596
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			85,596
TOTAL JUST VALUE			256,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20680	ELEC OTHER	2,000	04/01/2008
M13738	MECH OTHER	0	04/01/2008
C21215	C0 ISSUED	0	03/01/2008
R11114	REPAIR/RRF	2,800	03/01/2008
B21215	NEW CONSTR	138,204	03/01/2008
P13127	OTHER	0	03/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1591/1372	11/03/2008	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MILLER RONALD G & L					
1553/1151	3/03/2008	WD	U	V	07
GRANTOR: HIDEAWAY DEVELOPMENT					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2008]	W14	S9	W8	PTO=[YR=2008]	N4
FGR=[YR=2008]	S20	E20	N6	FOP=[YR=2008]	E6
W20\$	E20	S8	E6	S9	E13