LOT 85
THE HIDEAWAY #2 PB 7/233

ESML LLC
10 MALLARD CIR
SHREWSBURY, MA 01545

2024

42-2N-27-4370-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

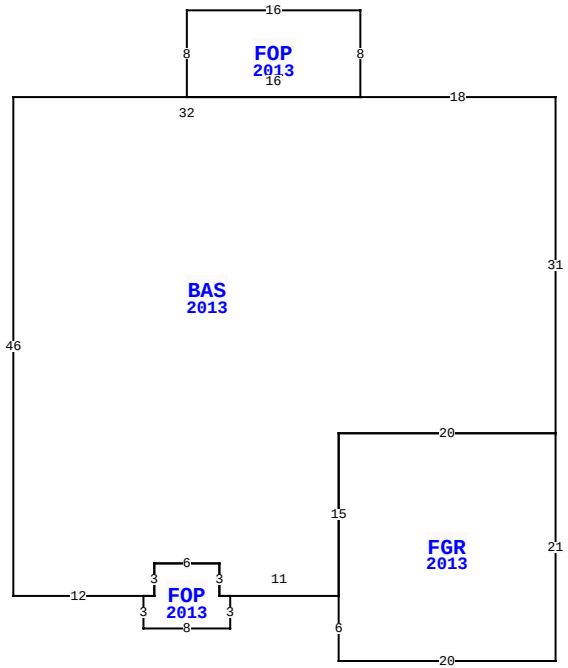
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	231,434
FGR	420	55	231	26,973
FOP	42	30	13	1,518
FOP	128	30	38	4,437
TOTALS	2,572		2,264	264,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	128.7034	122.27	276,819	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1982 HX Base Yr



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

86159 VEGAS BLVD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,362
TOTAL MARKET OB/XF VALUE	2,972
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	317,334
SOH/AGL Deduction	20,323
ASSESSED VALUE	297,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,011
TOTAL JUST VALUE	317,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327438	CO ISSUED	0	11/12/2013
P1316739	NEW CONSTR	0	08/01/2013
B1327438	NEW CONSTR	234,761	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0426	10/04/2019	SW	U	I	12	200,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: ESML LLC						
2251/1003	1/17/2019	CT	U	I	18	170,100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S46 E12
FOP=[YR=2013] S3 E8 N3 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2013] S6 E20 N21 W20 S15 $ N15 E20 N31 $.

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	0811	CONCRETE B	0	0	0	0	608.00	SF	5.20	5.20	100	2013	2013	3	94	2,972	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS