



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 70
Interior Floo	11	CLAY TILE 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	1,987	100	1,987	228,540
FGR	399	55	219	25,188
FOP	98	30	29	3,335
FOP	128	30	38	4,371

TOTALS 2,612 2,273 261,435

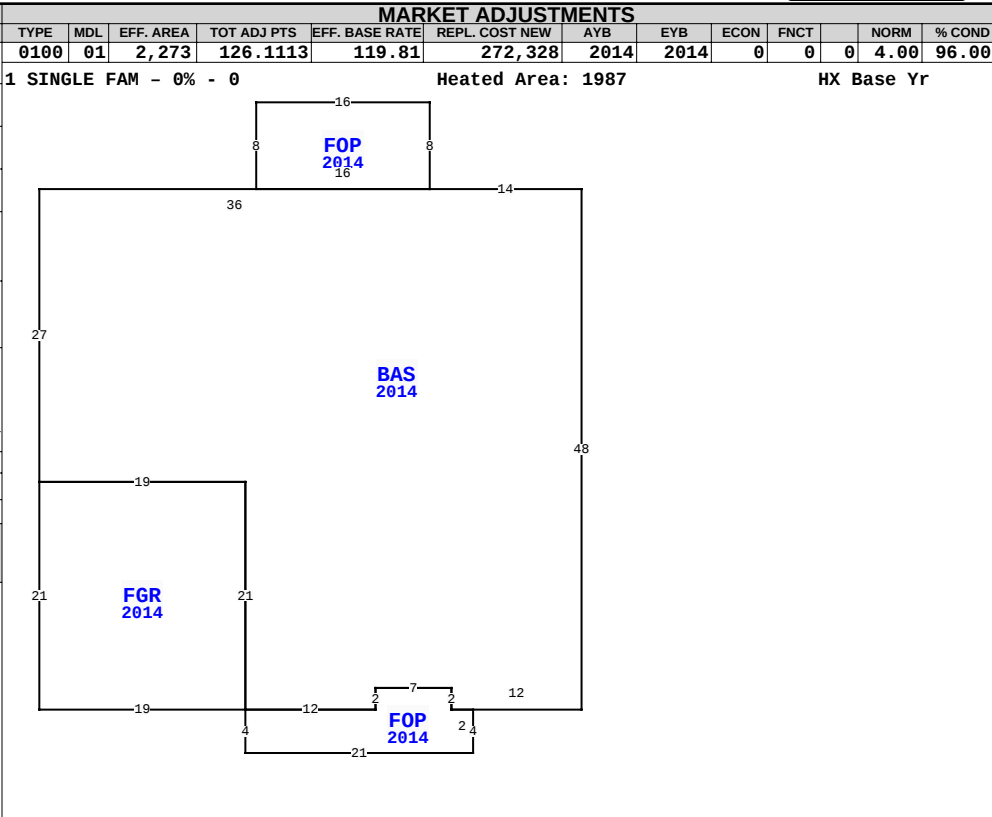
EXTRA FEATURES

L N	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		638.00	SF	5.20				3,152	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 09/30/2019 BY KWA



86227 VEGAS BLVD, YULEE

TOTAL OB/XF 3,152														
L N	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
1	0811	CONCRETE B	0	0	0	0		638.00	SF	5.20				3,152

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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 09/30/2019 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,435
TOTAL MARKET OB/XF VALUE		3,152
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		314,587
SOH/AGL Deduction		20,112
ASSESSED VALUE		294,475
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		294,475
TOTAL JUST VALUE		314,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428595	CO ISSUED	0	08/12/2014
B1428595	NEW CONSTR	242,950	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1438	3/29/2019	WD	Q	I	01	224,000

GRANTOR: VARNER WILLIAM M & AU

GRANTEE: AH4R PROPERTIES TWO

1945/1871 10/29/2014 WD Q I 01 189,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: VARNER WILLIAM M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] N8 W16 S8 E16 \$ W36 S27
FGR=[YR=2014] S21 E19 FOP=[YR=2014] S4 E21 N4 W2 N2 W7 S2
W12 \$N21 W19 \$ E19 S21 E12 N2 E7 S2 E12 N48 \$.