LOT 127
THE HIDEAWAY #2 PB 7/233

ROTH MATTHEW/CASEY ERIN
86223 VEGAS BLVD
YULEE, FL 32097

2024

42-2N-27-4370-0127-0000

BUILDING CHARACTERISTICS

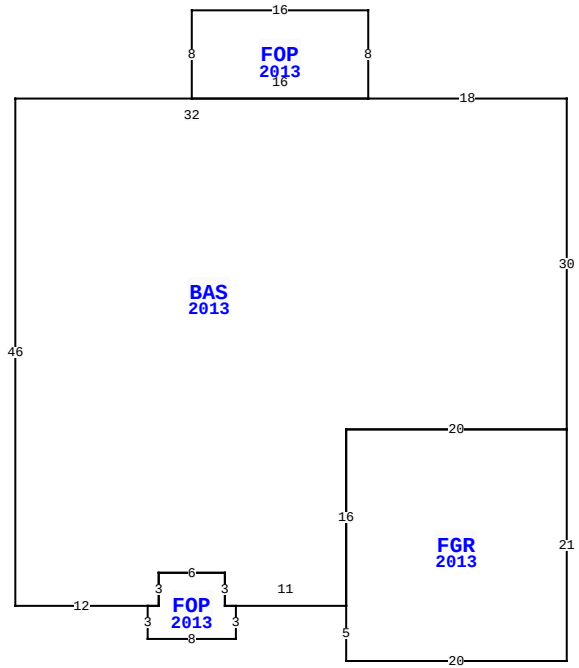
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,962	100	1,962	212,108
FGR	420	55	231	24,973
FOP	42	30	13	1,405
FOP	128	30	38	4,108
TOTALS	2,552		2,244	242,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	119.3493	113.38	254,425	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 1962 HX Base Yr



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

86223 VEGAS BLVD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,594
TOTAL MARKET OB/XF VALUE	2,464
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	295,058
SOH/AGL Deduction	9,116
ASSESSED VALUE	285,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,942
TOTAL JUST VALUE	295,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226635	CO ISSUED	0	04/24/2013
E25713	ELEC OTHER	0	01/01/2013
P1316317	NEW CONSTR	0	01/01/2013
B1226635	NEW CONSTR	220,244	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/393	6/21/2024	WD	Q	I	01	350,000
GRANTOR: MORRISON DEVONTA & AL						
GRANTEE: ROTH MATTHEW						
2484/0340	6/28/2021	WD	Q	I	01	305,000
GRANTOR: DEMPSEY LAWRENCE & CY						
GRANTEE: MORRISON DEVONTA &						

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] S5 E20 N21 W20 S16 $ N16 E20 N30 $.

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	504.00	SF	5.20	5.20	100	2013	2013	3	94	2,464	

LAND DESCRIPTION

TOTAL OB/XF 2,464

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