

LOT 146
IN OR 1510/1022
THE HIDEAWAY #2 PB 7/233

BRADLEY BOBBY B & SUSAN
86173 VEGAS BLVD
YULEE, FL 32097

2024

42-2N-27-4370-0146-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	192,262
FGR	420	55	231	24,510
FOP	58	30	17	1,804
PTO	645	5	32	3,396
USP	275	30	82	8,701

TOTALS	3,210		2,174	230,672
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	618.00	SF	5.20	
3	0911	SCRN RM A	0 100	9	25	225.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	08/12/2021	BY	NW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,174	121.6033	115.52	251,140	2006	2006	0	0	0	8.15	91.85	
1 SINGLE FAM - 100% - 2008													
Heated Area: 1812													
HX Base Yr 2008													

86173 VEGAS BLVD, YULEE	BLD DATE	05/17/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	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	618.00	SF	5.20	5.20	100	2007	2007	3	88	2,828	
3	0911	SCRN RM A	0 100	9	25	225.00	SF	17.50	17.50	100	2021	2021	3	93	3,662	

TOTAL OB/XF										8,310						
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
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

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										230,672				
TOTAL MARKET OB/XF VALUE										8,310				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										288,982				
SOH/AGL Deduction										132,934				
ASSESSED VALUE										156,048				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										106,048				
TOTAL JUST VALUE										288,982				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										269,287				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004632	SCRN ENCL	12,413	08/17/2020
M12844	MECH OTHER	0	04/01/2007
E18918	ELEC OTHER	2,000	03/01/2007
C19493	CO ISSUED	0	02/01/2007
R10122	REPAIR/RRF	2,800	02/01/2007
B19493	NEW CONSTR	159,258	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						
1541/0527	12/17/2007	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W10 USP=[YR=2021] N5 E5 N7 PTO=[YR=2021] N9 W45 S21 E20 N12 E25 \$ W25 S12 E20\$ W40 S45 E10 FOP=[YR=2007] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2007] E20 N21 W20S21\$ N21 E20 N24\$.									