LOT 2-32
THE HIDEAWAY #2 PB 7/233

EMERSON CARMEN M & JAMES W
6206 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

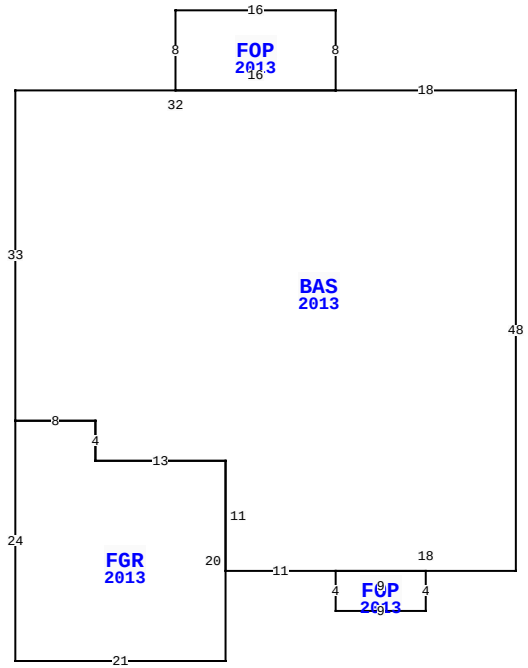
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	2013	2,137	253,728
FGR	452	55	2013	249	29,564
FOP	36	30	2013	11	1,306
FOP	128	30	2013	38	4,512
TOTALS	2,753			2,435	289,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	124.9843	124.98	304,326	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2137 HX Base Yr 2022



86206 VEGAS BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,110
TOTAL MARKET OB/XF VALUE		2,365
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		341,475
SOH/AGL Deduction		55,624
ASSESSED VALUE		285,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,129
TOTAL JUST VALUE		341,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327279	CO ISSUED	0	09/18/2013
M1318553	H/AC	0	07/01/2013
B1327279	NEW CONSTR	251,796	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0259	5/28/2021	WD	Q	I	01	276,500
GRANTOR: HEMPEL CALEB & EVAN H						
GRANTEE: EMERSON CARMEN M &						
2226/1574	9/27/2018	WD	Q	I	01	239,000
GRANTOR: LASHELL MARK C & JESS						
GRANTEE: HEMPEL CALEB & EVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S33
FGR=[YR=2013] S24 E21 N20 W13 N4 W8 $ E8 S4 E13 S11 E11
FOP=[YR=2013] S4 E9 N4 W9 $ E18 N48 $.

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	100	0	0	489.00	SF	5.20	5.20	100	2013	2013	3	93	2,365	

LAND DESCRIPTION

TOTAL OB/XF 2,365

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	RES	100		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 07/30/2025 BY SYS