LOT 2-50
THE HIDEAWAY #2 PB 7/233

BRANTLEY STEPHEN TYLER
86188 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-0500

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

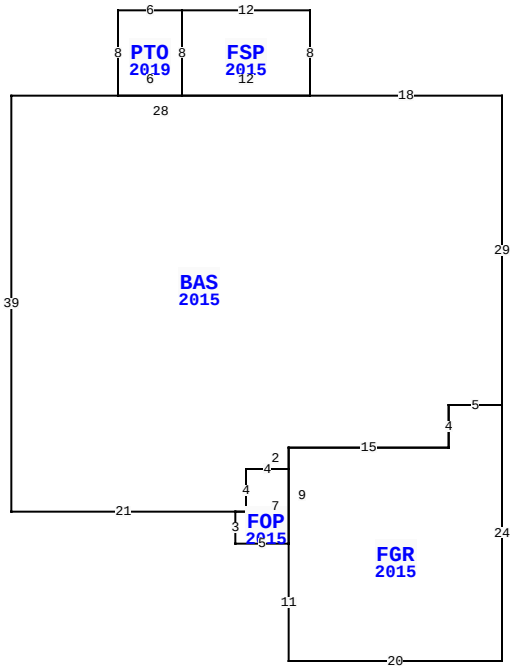
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	2015	1,638	200,082
FGR	420	55	2015	231	28,216
FOP	31	30	2015	9	1,099
FSP	96	40	2015	38	4,642
PTO	48	5	2019	2	244
TOTALS	2,233			1,918	234,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	127.2383	127.24	244,046	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1638 HX Base Yr 2022



86188 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		234,284
TOTAL MARKET OB/XF VALUE		2,707
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,991
SOH/AGL Deduction		44,611
ASSESSED VALUE		242,380
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,658
TOTAL JUST VALUE		286,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429374	CO ISSUED	0	03/05/2015
B1429374	NEW CONSTR	203,261	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0264	1/31/2020	WD	Q	I	01	220,000
GRANTOR: ROWLEY ROBERT K & KRI						
GRANTEE: BRANTLEY STEPHEN TY						
2007/0839	10/01/2015	WD	Q	I	02	189,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROWLEY ROBERT K & K						

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	548.00	SF	5.20	5.20	100	2015	2015	3	95	2,707	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N8 W12 PTO=[YR=2019] W6 S8 E6 N8$ S8 E12 $ W28 S39 E21 FOP=[YR=2015] S3 E5 FGR=[YR=2015] S11 E20 N24 W5 S4 W15 S9 $ N7 W4 S4 W1 $ E1 N4 E4 N2 E15 N4 E5 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,707

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 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS