

LOT 2-133
IN OR 1622/335
THE HIDEAWAY #2 PB 7/233

DERNBACH JAMES
86209 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-1330



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																												
Exterior Wall	30	VINYL 70	0100	01	1,964	124.8716	124.87	245,245	2009	2009	0	0	0	7.15	92.85	VALUATION BY STANDARD																											
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2010													Heated Area: 1694													HX Base Yr 2010														
Roof Structure	03	GABLE/HIP 100																Tax Group: 4													Tax Dist:												
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE													227,710												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													4,349												
Interior Floor	14	CARPET 70																TOTAL LAND VALUE - MARKET													50,000												
Interior Floor	11	CLAY TILE 30																TOTAL MARKET VALUE													282,059												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													133,967												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													148,092												
Bedrooms	3	100																TOTAL EXEMPTION VALUE													HX HB 50,722												
Bathrooms	2	100																BASE TAXABLE VALUE													97,370												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE													282,059												
Stories	1.	1. 100	NCON VALUE													0																											
Units	0	100	INCOME VALUE																																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													271,891																											
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	1,694	100	2009	1,694	196,406																																						
FGR	399	55	2009	219	25,392																																						
FOP	42	30	2009	13	1,507																																						
FSP	96	40	2009	38	4,406																																						
TOTALS			2,231		1,964	227,710																																					
EXTRA FEATURES						86209 VEGAS BLVD, YULEE																																					
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	100	0	0	512.00	SF	5.20	5.20	100	2009	2009	3	89	2,370																											
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2009	2009	3	89	139																											
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840																											
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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																										
REVIEW DATE 03/26/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																											