LOT 2-135
IN OR 2108/1530
THE HIDEAWAY #2 PB 7/233

DANIELS ANNA M & JOHN D
86205 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-1350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

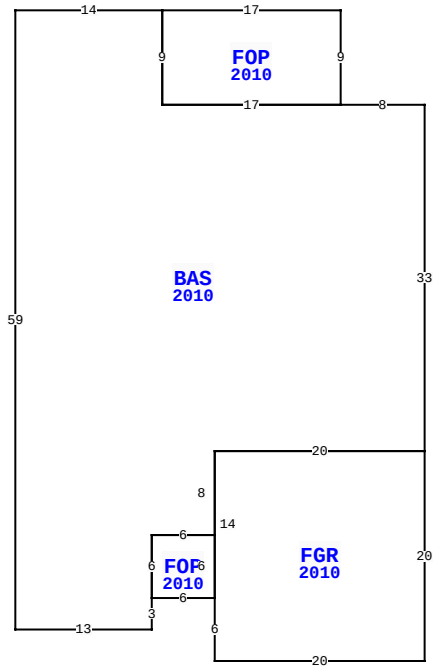
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2010	1,682	188,738
FGR	400	55	2010	220	24,687
FOP	36	30	2010	11	1,235
FOP	153	30	2010	46	5,161
TOTALS	2,271			1,959	219,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	120.1382	120.14	235,354	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2018 Heated Area: 1682 HX Base Yr 2018



86205 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		219,821
TOTAL MARKET OB/XF VALUE		3,171
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		272,992
SOH/AGL Deduction		81,078
ASSESSED VALUE		191,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,192
TOTAL JUST VALUE		272,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22989	CO ISSUED	0	03/23/2010
E22321	ELEC OTHER	0	12/01/2009
M14970	H/AC	0	12/01/2009
R12170	REPAIR/RRF	3,000	11/01/2009
B22989	NEW CONSTR	148,104	11/01/2009
P14038	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2108/1530	3/17/2017	WD	Q	I	01	185,000
GRANTOR: KEMP DANIEL D						
GRANTEE: DANIELS ANNA M & JO						
1747/1174	7/06/2011	WD	Q	I	02	150,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KEMP DANIEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W8 FOP=[YR=2010] N9 W17 S9 E17$ W17 N9 W14 S59 E13 N3 FOP=[YR=2010] E6 FGR=[YR=2010] S6 E20 N20 W20 S14$ N6 W6 S6$ N6 E6 N8 E20 N33$.

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	0810	CONCRETE A	0	100	0	0	542.00	SF	6.50	6.50	100	2010	2010	3	90	3,171	

LAND DESCRIPTION

TOTAL OB/XF 3,171

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	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 07/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS