LOT 2-137
IN OR 2310/413
THE HIDEAWAY #2 PB 7/233

DAVIDSON JORDAN L & LEANNE
86199 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-1370

BUILDING CHARACTERISTICS

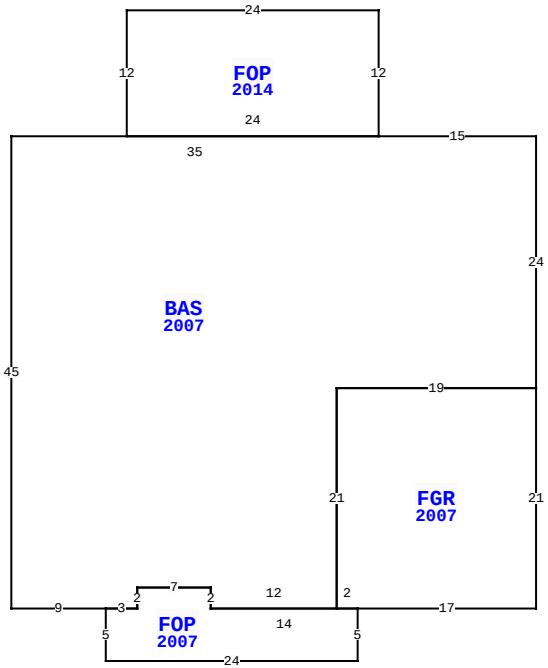
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,837	100	2007	1,837	206,321
FGR	399	55	2007	219	24,597
FOP	134	30	2007	40	4,492
FOP	288	30	2014	86	9,659
TOTALS	2,658			2,182	245,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	122.2795	122.28	266,815	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2023 Heated Area: 1837 HX Base Yr 2023



86199 VEGAS BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,070
TOTAL MARKET OB/XF VALUE		4,713
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		299,783
SOH/AGL Deduction		15,014
ASSESSED VALUE		284,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,047
TOTAL JUST VALUE		299,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429319	FOP 288	6,178	09/01/2014
E19450	ELEC OTHER	2,000	06/01/2007
M13025	MECH OTHER	0	06/01/2007
C19867	CO ISSUED	154,242	05/01/2007
B19867	NEW CONSTR	154,242	05/01/2007
P12406	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2310/0413	9/25/2019	WD	Q	I	01	240,000
GRANTOR: SUMMERSILL DANNY M &						
GRANTEE: DAVIDSON JORDAN L &						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 FOP=[YR=2014] N12 W24 S12 E24$ W35 S45 E9 FOP=[YR=2007] S5 E24N5 FGR=[YR=2007] E17 N21 W19 S21 E2$W14 N2 W7 S2 W3$ E3 N2 E7 S2 E12 N21 E19 N24$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	569.00	SF	5.20	5.20	100	2007	2007	3	87	2,574	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2007	2007	3	87	339	

LAND DESCRIPTION

TOTAL OB/XF 4,713

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