LOT 2-138
THE HIDEAWAY #2 PB 7/233

WOLF KIRK D & TRACY R
P O BOX 7014
KETCHIKAN, AK 99901

2025

42-2N-27-4370-0002-1380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

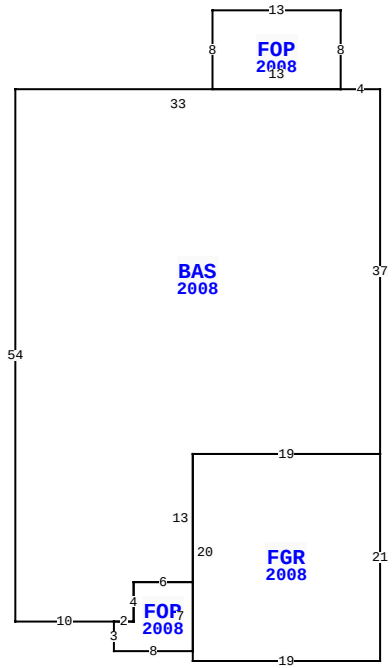
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,651	100	2008	1,651	190,908
FGR	399	55	2008	219	25,323
FOP	48	30	2008	14	1,619
FOP	104	30	2008	31	3,585
TOTALS	2,202			1,915	221,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	125.2097	125.21	239,777	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1651 HX Base Yr



86197 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	221,434
TOTAL MARKET OB/XF VALUE	2,877
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	274,311
SOH/AGL Deduction	0
ASSESSED VALUE	274,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,311
TOTAL JUST VALUE	274,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21194	ELEC OTHER	2,000	09/01/2008
M14151	MECH OTHER	0	09/01/2008
C21770	CO ISSUED	0	08/01/2008
R11461	REPAIR/RRF	2,800	08/01/2008
B21770	NEW CONSTR	150,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1859	8/20/2021	WD	Q	I	01	275,000
GRANTOR: SCHMIDT CHRISTOPHER W						
GRANTEE: WOLF KIRK D & TRACY						
1625/1376	5/27/2009	WD	Q	I	01	173,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHMIDT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 FOP=[YR=2008] N8 W13 S8 E13$ W33 S54 E10 FOP=[YR=2008] S3 E8 FGR=[YR=2008] S1 E19 N21 W19 S20 $ N7 W6 S4 W2$ E2 N4 E6 N13 E19 N37$.

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	0	0	0	476.00	SF	6.50	6.50	100	2008	2008	3	88	2,723	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	88	154	

LAND DESCRIPTION

TOTAL OB/XF 2,877

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	0	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