LOT 2-139
THE HIDEAWAY #2 PB 7/233

OTERO JOSE LUIS JR
86195 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-1390

BUILDING CHARACTERISTICS

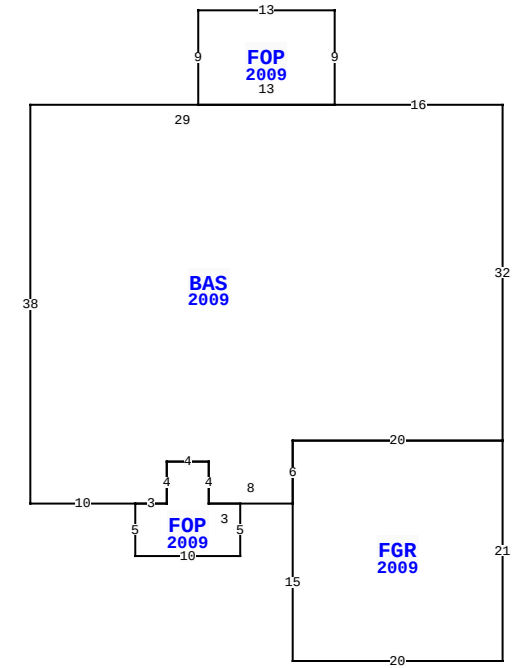
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,574	100	2009	1,574	182,498
FGR	420	55	2009	231	26,784
FOP	66	30	2009	20	2,319
FOP	117	30	2009	35	4,058
TOTALS	2,177			1,860	215,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	121.6033	121.60	226,176	2009	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1574 HX Base Yr



86195 VEGAS BLVD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE	01/28/2020 KKA	LAND DATE	01/28/2020 KKA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,659
TOTAL MARKET OB/XF VALUE		3,251
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,910
SOH/AGL Deduction		12,994
ASSESSED VALUE		255,916
TOTAL EXEMPTION VALUE	13	255,916
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		268,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007372	REPAIR/RRF	0	08/18/2020
C21771	CO ISSUED	0	11/01/2009
M14631	MECH OTHER	0	06/01/2009
E21360	NEW CONSTR	2,000	11/01/2008
P13479	OTHER	0	09/01/2008
R11462	REPAIR/RRF	2,800	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/0249	6/19/2019	WD	Q	I	01	200,000
GRANTOR: MCGARRAH JAMES R & ST						
GRANTEE: OTERO JOSE LUIS JR						
1670/0498	3/24/2010	WD	Q	I	01	160,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCGARRAH JAMES R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FOP=[YR=2009] N9 W13 S9 E13$ W29 S38 E10
FOP=[YR=2009] S5 E10 N5 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E8
FGR=[YR=2009] S15 E20 N21 W20 S6$ N6 E20 N32$.

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	484.00	SF	6.50	6.50	100	2009	2009	3	89	2,800	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2009	2009	3	89	451	

LAND DESCRIPTION

TOTAL OB/XF 3,251

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 12/02/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS