

LOT 2-140
IN OR 2141/1427
THE HIDEAWAY #2 PB 7/233

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

42-2N-27-4370-0002-1400



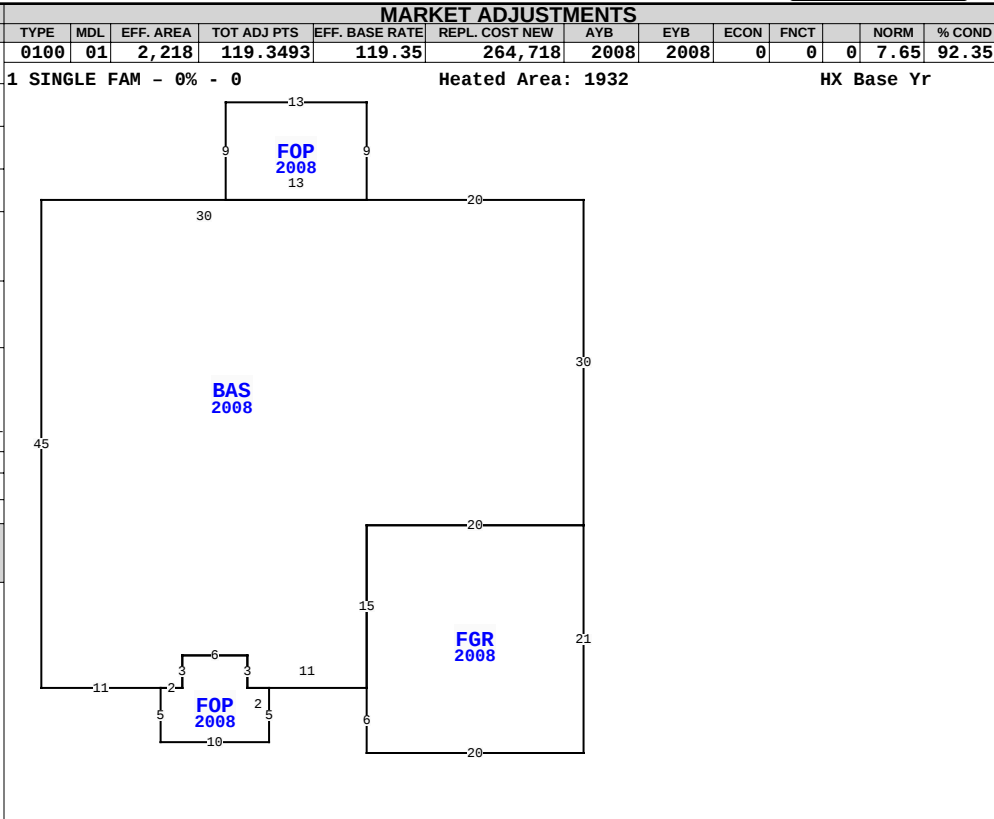
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,932	100	2008	1,932	212,944
FGR	420	55	2008	231	25,461
FOP	68	30	2008	20	2,204
FOP	117	30	2008	35	3,857
TOTALS	2,537			2,218	244,467

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00



86191 VEGAS BLVD, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
3,094									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,467	
TOTAL MARKET OB/XF VALUE		3,094	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		297,561	
SOH/AGL Deduction		2,662	
ASSESSED VALUE		294,899	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		294,899	
TOTAL JUST VALUE		297,561	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21533	CO ISSUED	165,198	09/24/2008
E20989	ELEC OTHER	2,000	07/01/2008
M13996	MECH OTHER	0	07/01/2008
R11336	REPAIR/RRF	2,800	06/01/2008
B21533	NEW CONSTR	165,198	06/01/2008
P13282	OTHER	0	06/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2141/1427	8/03/2017	WD	Q	I	01
GRANTOR: REEDY SHANNON					
GRANTEE: AH4R PROPERTIES LLC					
1596/0362	12/08/2008	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: REEDY SHANNON					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W20 FOP=[YR=2008] N9 W13 S9 E13\$ W30 S45 E11									
FOP=[YR=2008] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11									
FGR=[YR=2008] S6 E20 N21 W20 S15\$ N15 E20 N30\$.									