LOT 2-141
IN OR 1595/522
THE HIDEAWAY #2 PB 7/233

VASILE JOHN B
86189 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-1410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

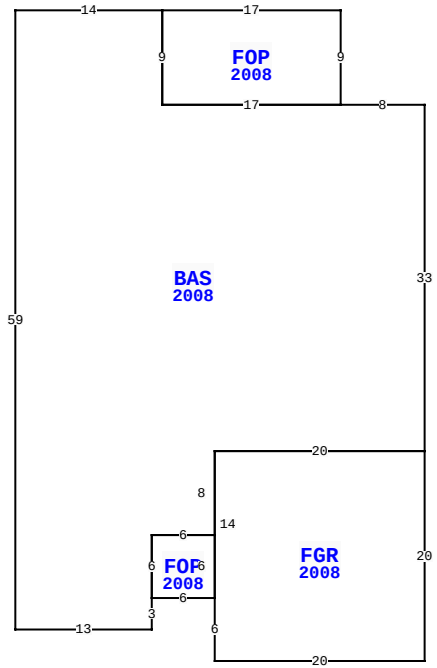
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,682	100	2008	1,682	187,145
FGR	400	55	2008	220	24,478
FOP	36	30	2008	11	1,224
FOP	153	30	2008	46	5,118
TOTALS	2,271			1,959	217,964

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	120.4763	120.48	236,020	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2010 Heated Area: 1682 HX Base Yr 2010



86189 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		217,964
TOTAL MARKET OB/XF VALUE		3,026
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		270,990
SOH/AGL Deduction		128,574
ASSESSED VALUE		142,416
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		86,694
TOTAL JUST VALUE		270,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21480	CO ISSUED	147,104	09/29/2008
E20990	ELEC OTHER	2,000	07/01/2008
M13943	MECH OTHER	0	06/01/2008
P13270	OTHER	0	06/01/2008
B21480	NEW CONSTR	147,104	05/01/2008
R11303	REPAIR/RRF	2,800	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1595/0522	12/02/2008	WD	Q	I		170,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VASILE JOHN B						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 FOP=[YR=2008] N9 W17 S9 E17$ W17 N9 W14 S59 E13 N3 FOP=[YR=2008] E6 FGR=[YR=2008] 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	490.00	SF	6.50	6.50	100	2008	2008	3	88	2,803	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2008	2008	3	88	223	

LAND DESCRIPTION

TOTAL OB/XF 3,026

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 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