

LOT 2-142
IN OR 1514/365
THE HIDEAWAY #2 PB 7/233

PRIESAND CHARLES H & WENDY A
86185 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0002-1420



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 Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,576	100	2007	1,576	179,294
FGR	440	55	2007	242	27,531
FOP	9	30	2007	3	342
FSP	165	40	2012	66	7,509

TOTALS	2,190			1,887	214,675
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
2	0811	CONCRETE B	0	100	0	0		548.00	SF 5.20
3	0851	PATIO STON	0	100	9	9		81.00	SF 0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,887	123.8573	123.86	233,724	2007	2007	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2012 Heated Area: 1576 HX Base Yr											

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

L N	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	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0		548.00	SF 5.20	100	2007	2007	3	87	2,479	
3	0851	PATIO STON	0	100	9	9		81.00	SF 0.75	100	2012	2012	3	92	56	

TOTAL OB/XF										4,335						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,675	
TOTAL MARKET OB/XF VALUE		4,335	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		269,010	
SOH/AGL Deduction		12,770	
ASSESSED VALUE		256,240	
TOTAL EXEMPTION VALUE		13	256,240
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		269,010	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26124	ADDITION	3,500	06/01/2012
B0719409	NEW CONSTR	0	01/01/2007
C19409	CO ISSUED	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1553/1151	3/03/2008	WD	U	V	07	100	
GRANTOR: HIDEAWAY DEVELOPMENT							
GRANTEE: SEDA CONSTRUCTION C							
1541/0527	12/17/2007	WD	U	V	07	100	
GRANTOR: HIDEAWAY DEVELOPMENT							
GRANTEE: SEDA COSNTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W21 FSP=[YR=2012] N3 W15 S11 E15 N8\$ S8 W24 S26 FGR=[YR=2007] S22 E20 N12 FOP=[YR=2007] E3 N3 W3 S3\$ N10 W20\$ E20 S7 E4 S3 E21 N44\$.									