LOT 21
IN OR 1534/130
THE HIDEAWAY #2 PB 7/233

MACK LINDA D
86226 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

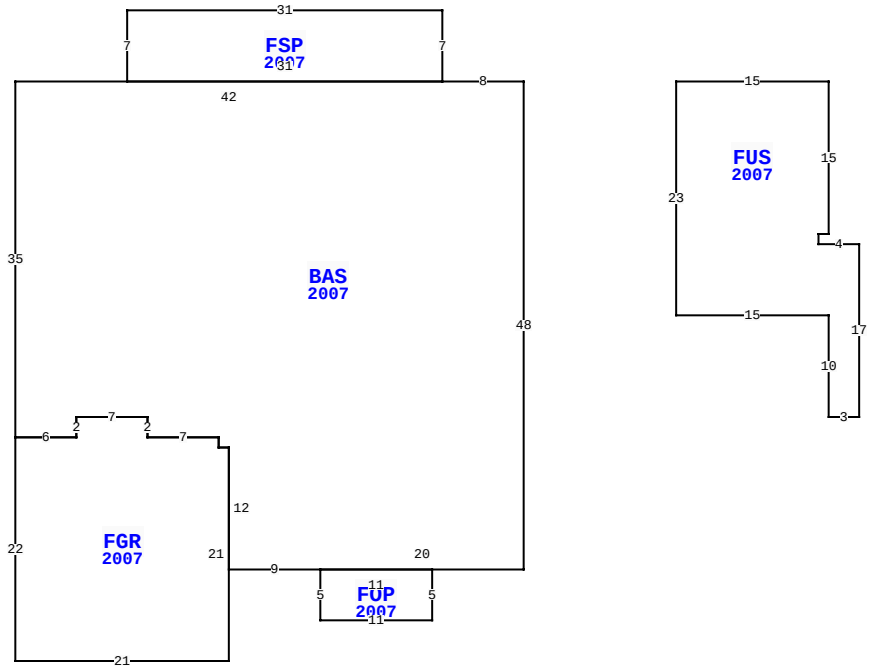
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,114	100	2007	2,114	223,865
FGR	475	55	2007	261	27,639
FOP	55	30	2007	16	1,695
FSP	217	40	2007	87	9,213
FUS	395	100	2007	395	41,829
TOTALS	3,256			2,873	304,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,873	115.2346	115.23	331,056	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2008 Heated Area: 2509 HX Base Yr 2008



86226 VEGAS BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,240
TOTAL MARKET OB/XF VALUE		6,180
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		360,420
SOH/AGL Deduction		169,273
ASSESSED VALUE		191,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,425
TOTAL JUST VALUE		360,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19628	ELEC OTHER	2,000	07/01/2007
M13150	MECH OTHER	0	07/01/2007
P12526	OTHER	0	07/01/2007
C20113	CO ISSUED	0	06/01/2007
R10495	REPAIR/RRF	2,800	06/01/2007
B20113	NEW CONSTR	213,312	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						
1534/0130	11/05/2007	WD	Q	I		283,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MACK LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 FSP=[YR=2007] N7 W31 S7 E31$ W42 S35 FGR=[YR=2007] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6$ E6 N2 E7 S2 E7 S1 E1 S12 E9 FOP=[YR=2007] S5 E11 N5 W11$ E20 N48$ PTR=E15 FUS=[YR=2007] E15 S15 W1 S1 E4 S17 W3 N10 W15 N23$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	2007	2007	3	87	2,601	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2007	2007	3	87	424	
4	1076	TRELLIS A	0	100	10	10	72.00	SF	7.50	7.50	100	2015	2015	3	75	405	
5	0855	CONC PAVER	0	100	10	10	100.00	SF	10.00	10.00	100	2015	2015	3	95	950	

LAND DESCRIPTION

TOTAL OB/XF 6,180

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS