LOT 64
THE HIDEAWAY #2 PB 7/233

MOFFEIT TRUST/MOFFEIT RAPLH H TRUSTEE
86045 HARRAHS PLACE
YULEE, FL 32097

2025

42-2N-27-4370-0064-0000

BUILDING CHARACTERISTICS

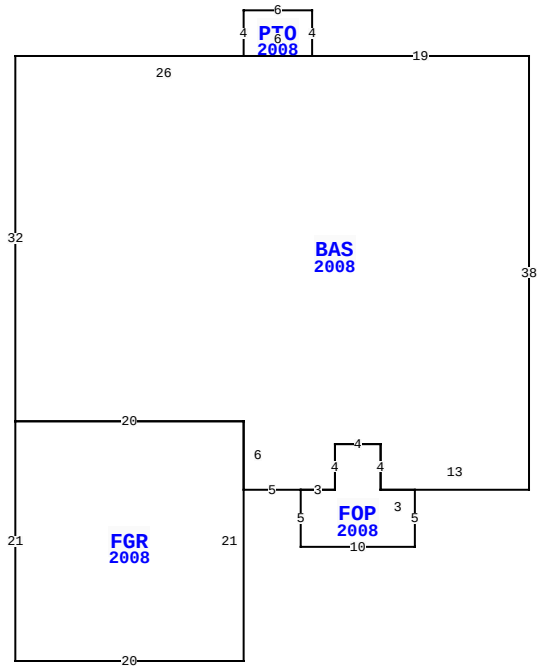
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2008	1,574	186,317
FGR	420	55	2008	231	27,344
FOP	66	30	2008	20	2,367
PTO	24	5	2008	1	118
TOTALS	2,084			1,826	216,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	125.4650	125.46	229,090	2008	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1574 HX Base Yr 2024



86045 HARRAHS PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,146
TOTAL MARKET OB/XF VALUE		3,658
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,804
SOH/AGL Deduction		2,128
ASSESSED VALUE		267,676
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		166,954
TOTAL JUST VALUE		269,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13662	MECH OTHER	0	03/01/2008
P13032	OTHER	0	02/01/2008
C20975	CO ISSUED	0	01/01/2008
R10973	REPAIR/RRF	2,800	01/01/2008
B20975	NEW CONSTR	158,862	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1765	3/05/2024	QC	U	I	11	100
GRANTOR: MOFFEIT RALPH						
GRANTEE: MOFFEIT TRUST						
2684/1811	12/15/2023	WD	Q	I	01	348,000
GRANTOR: DUKES KEIANA K						
GRANTEE: MOFFEIT RALPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 PTO=[YR=2008] N4 W6 S4 E6$ W26 S32
FGR=[YR=2008] S21 E20 N21 W20$ E20 S6 E5 FOP=[YR=2008] S5
E10 N5 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E13 N38$.

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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2008	2008	3	88	3,212	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	88	446	

LAND DESCRIPTION

TOTAL OB/XF 3,658

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 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS