LOT 66
THE HIDEAWAY #2 PB 7/233

LEVI CHRISTY BRYANT & JEFFREY
86048 HARRAHS PL
YULEE, FL 32097

2025

42-2N-27-4370-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

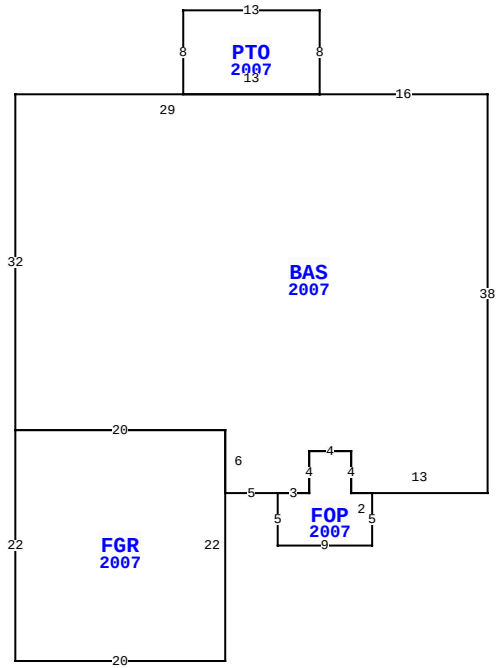
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2007	1,574	188,911
FGR	440	55	2007	242	29,045
FOP	61	30	2007	18	2,160
PTO	104	5	2007	5	600
TOTALS	2,179			1,839	220,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	128.5700	128.57	236,440	2007	2010	0	0	0	6.65	93.35

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



86048 HARRAHS PL, 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		220,717
TOTAL MARKET OB/XF VALUE		4,698
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		275,415
SOH/AGL Deduction		194,805
ASSESSED VALUE		80,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,888
TOTAL JUST VALUE		275,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20001	CO ISSUED	141,240	06/01/2007
E19484	ELEC OTHER	2,000	06/01/2007
M13051	MECH OTHER	0	06/01/2007
P006	OTHER	0	06/01/2007
P12444	OTHER	0	06/01/2007
R10420	REPAIR/RRF	2,800	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/914	9/08/2023	WD	Q	I	01	350,000
GRANTOR: TREY MICAIAH A						
GRANTEE: LEVI CHRISTY BRYANT						
2284/0952	6/17/2019	WD	Q	I	01	209,000
GRANTOR: ALLEN CHAD A & BRITTA						
GRANTEE: TREY MICAIAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 PTO=[YR=2007] N8 W13 S8 E13$ W29 S32 FGR=[YR=2007] S22 E20 N22 W20$ E20 S6 E5 FOP=[YR=2007] S5 E9 N5 W2 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	941.00	SF	5.20	5.20	100	2007	2007	3	87	4,257	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	87	441	

LAND DESCRIPTION

TOTAL OB/XF 4,698

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 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS