LOT 67
IN OR 1593/1753
THE HIDEAWAY #2 PB 7/233

EGGERS ERNEST E & WILMA L
86040 HARRAHS PLACE
YULEE, FL 32097

2025

42-2N-27-4370-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

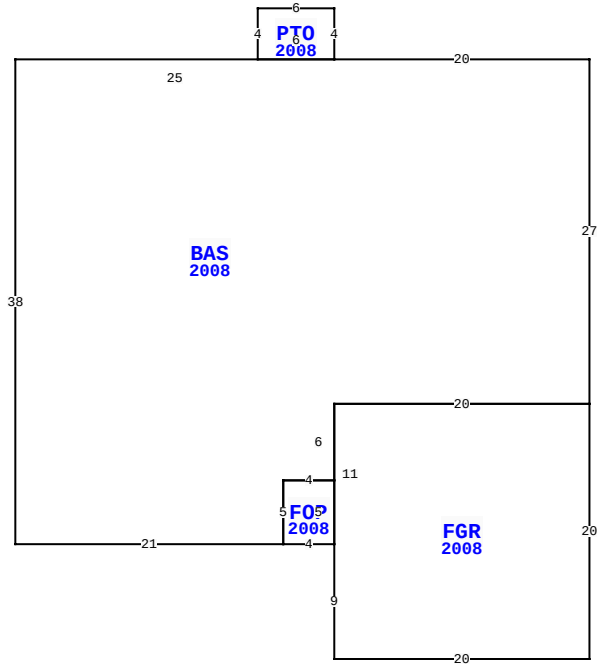
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,470	100	2008	1,470	170,019
FGR	400	55	2008	220	25,445
FOP	20	30	2008	6	694
PTO	24	5	2008	1	115
TOTALS	1,914			1,697	196,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	125.2350	125.24	212,532	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2009 Heated Area: 1470 HX Base Yr 2009



86040 HARRAHS PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,273
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		249,799
SOH/AGL Deduction		170,462
ASSESSED VALUE		79,337
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		23,615
TOTAL JUST VALUE		249,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13607	MECH OTHER	0	02/01/2008
C20930	CO ISSUED	124,674	01/01/2008
E20431	ELEC OTHER	2,000	01/01/2008
R10958	REPAIR/RRF	2,800	01/01/2008
P12975	OTHER	0	01/01/2008
B20930	NEW CONSTR	124,674	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1593/1753	11/18/2008	WD	Q	I		155,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EGGERS ERNEST E & W						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 PTO=[YR=2008] N4 W6 S4 E6$ W25 S38 E21
FOP=[YR=2008] E4 FGR=[YR=2008] S9 E20 N20 W20 S11$ N5 W4
S5$ N5 E4 N6 E20 N27$.

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	718.00	SF	5.20	5.20	100	2008	2008	3	88	3,286	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2008	2008	3	88	240	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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