LOT 68
THE HIDEAWAY #2 PB 7/233

WARREN ANGELA LYN
86030 HARRAHS PL
YULEE, FL 32097

2025

42-2N-27-4370-0068-0000

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 70
Interior Floo	08	SHT VINYL 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

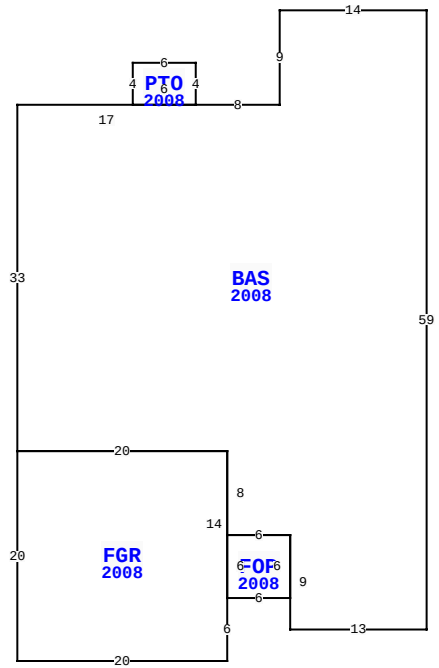
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2008	1,682	187,145
FGR	400	55	2008	220	24,478
FOP	36	30	2008	11	1,224
PTO	24	5	2008	1	111
TOTALS	2,142			1,914	212,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	120.4763	120.48	230,599	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1682 HX Base Yr



86030 HARRAHS PL, YULEE

BLD DATE	05/17/2022 NW	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		212,958
TOTAL MARKET OB/XF VALUE		5,483
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,441
SOH/AGL Deduction		1,817
ASSESSED VALUE		266,624
TOTAL EXEMPTION VALUE	14	266,624
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		268,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20350	ELEC OTHER	2,000	01/01/2008
M13573	MECH OTHER	0	01/01/2008
C20874	CO ISSUED	138,204	12/01/2007
R10931	REPAIR/RRF	2,800	12/01/2007
B20874	NEW CONSTR	138,204	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/193	5/31/2023	WD	Q	I	01	300,000
GRANTOR: DOUGHTERY MARGARET CH						
GRANTEE: WARREN ANGELA LYN						
2607/0952	12/09/2022	FJ	U	I	11	0
GRANTOR: HOTRA JOSEPH L EST						
GRANTEE: DOUGHERTY MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 S9 W8 PTO=[YR=2008] N4 W6 S4 E6$ W17 S33 FGR=[YR=2008] S20 E20 N6 FOP=[YR=2008] E6 N6 W6 S6$ N14 W20$ E20 S8 E6 S9 E13 N59$.

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	0810	CONCRETE A	0	100	0	0	462.00	SF	6.50	6.50	100	2008	2008	3	88	2,643	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2008	2008	3	88	240	
3	0755	FSP	0	100	0	0	200.00	SF	20.00	20.00	100	2015	2015	3	65	2,600	

LAND DESCRIPTION

TOTAL OB/XF 5,483

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