LOT 69
THE HIDEAWAY #2 PB 7/233

DAMARISCOTTA HOLDINGS LLC
224 W 35TH ST SUITE 500 #3247
NEW YORK, NY 10001

2025

42-2N-27-4370-0069-0000

BUILDING CHARACTERISTICS

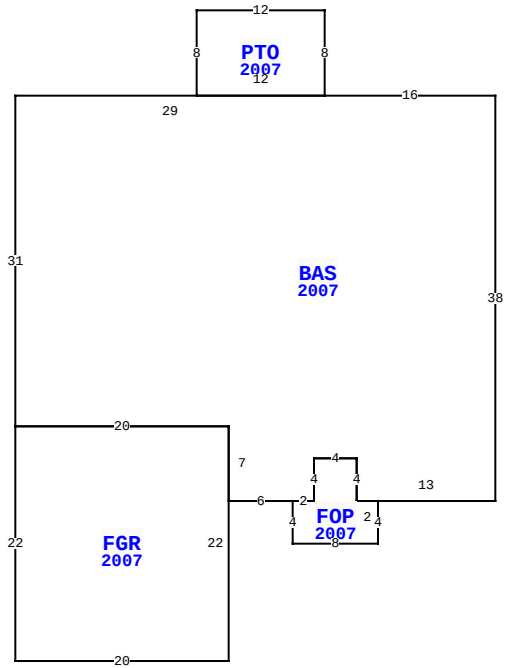
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,554	100	2007	1,554	189,423
FGR	440	55	2007	242	29,499
FOP	48	30	2007	14	1,707
PTO	96	5	2007	5	610
TOTALS	2,138			1,815	221,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	132.7100	132.71	240,869	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1554 HX Base Yr



BLD DATE	05/17/2022	NW	LGL DATE
XF DATE	07/06/2007	JM	LAND DATE
INC DATE			AG DATE

86018 HARRAHS PL, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,238
TOTAL MARKET OB/XF VALUE	4,220
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	275,458
SOH/AGL Deduction	0
ASSESSED VALUE	275,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,458
TOTAL JUST VALUE	275,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719341	NEW CONSTR	0	02/01/2007
C19341	CO ISSUED	0	02/01/2007
M12709	MECH OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1808	10/08/2021	WD	U	I	11	100
GRANTOR: LOCKHART JAMES W & SY						
GRANTEE: DAMARISCOTTA HOLDIN						
2483/1670	7/13/2021	WD	Q	I	01	273,000
GRANTOR: GROFF ROCCO & CRYSTAL						
GRANTEE: LOCKHART JAMES W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 PTO=[YR=2007] N8 W12 S8 E12$ W29 S31
FGR=[YR=2007] S22 E20 N22 W20$ E20 S7 E6 FOP=[YR=2007] S4 E8
N4 W2 N4 W4 S4 W2$ E2 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	100	2007	2007	3	87	2,420	

LAND DESCRIPTION

TOTAL OB/XF 4,220

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/09/2019 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS