LOT 70
THE HIDEAWAY #2 PB 7/233

SMITH GLORIA F
4032 GRANDE BOULEVARD
JACKSONVILLE BEACH, FL 32250

2025

42-2N-27-4370-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

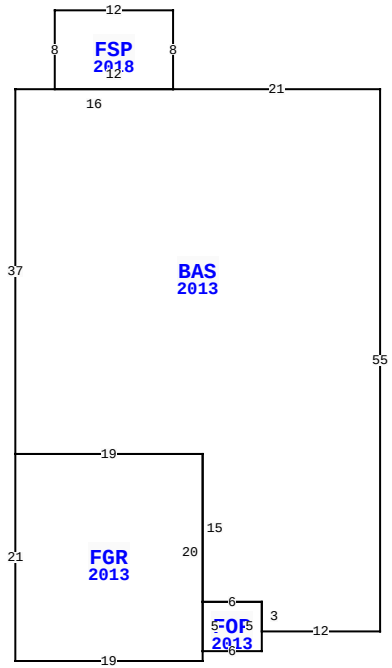
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,675	100	2013	1,675	198,385
FGR	399	55	2013	219	25,939
FOP	30	30	2013	9	1,066
FSP	96	40	2018	38	4,501
TOTALS	2,200			1,941	229,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	124.8716	124.87	242,373	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1675 HX Base Yr



86006 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	229,891
TOTAL MARKET OB/XF VALUE	2,433
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	282,324
SOH/AGL Deduction	0
ASSESSED VALUE	282,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,324
TOTAL JUST VALUE	282,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226675	CO ISSUED	0	05/01/2013
P1316316	NEW CONSTR	0	01/01/2013
B1226675	NEW CONSTR	192,140	12/01/2012
R12203	REPAIR/RRF	2,000	12/01/2009
B23088	NEW CONSTR	150,000	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/0940	4/26/2022	WD	Q	I	02	370,000
GRANTOR: LUNSFORD NATHAN & HAL						
GRANTEE: SMITH GLORIA F						
2285/0632	6/11/2019	WD	Q	I	01	229,000
GRANTOR: STORY JOHN W II & KAT						
GRANTEE: LUNSFORD NATHAN & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 FSP=[YR=2018] N8 W12 S8 E12 $ W16 S37
FGR=[YR=2013] S21 E19 N1 FOP=[YR=2013] E6 N5 W6 S5 $ N20
W19 $ E19 S15 E6 S3 E12 N55 $.

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	0	0	0	503.00	SF	5.20	5.20	100	2013	2013	3	93	2,433	

LAND DESCRIPTION

TOTAL OB/XF 2,433

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	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 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