

LOT 73
THE HIDEAWAY #2 PB 7/233

GRAVES VIVIAN DENISE
86160 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0073-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1													
Exterior Wall	30	VINYL 70	0100	01	2,162	124.8716	124.87	269,969	2016	2016	0	0	0	3.65	96.35	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2025										Heated Area: 1863																
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2025																										
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	4	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
																VALUATION BY													
																Tax Group: 4													
																Tax Dist:													
																BUILDING MARKET VALUE													
																TOTAL MARKET OB/XF VALUE													
																TOTAL MARKET VALUE													
																SOH/AGL Deduction													
																ASSESSED VALUE													
																TOTAL EXEMPTION VALUE													
																BASE TAXABLE VALUE													
																TOTAL JUST VALUE													
																NCON VALUE													
																INCOME VALUE													
																PREVIOUS YEAR MKT VALUE													