LOT 74
THE HIDEAWAY #2 PB 7/233

HERRERA KIMBERLY
96460 BLACKROCK ROAD
YULEE, FL 32097

2025

42-2N-27-4370-0074-0000

BUILDING CHARACTERISTICS

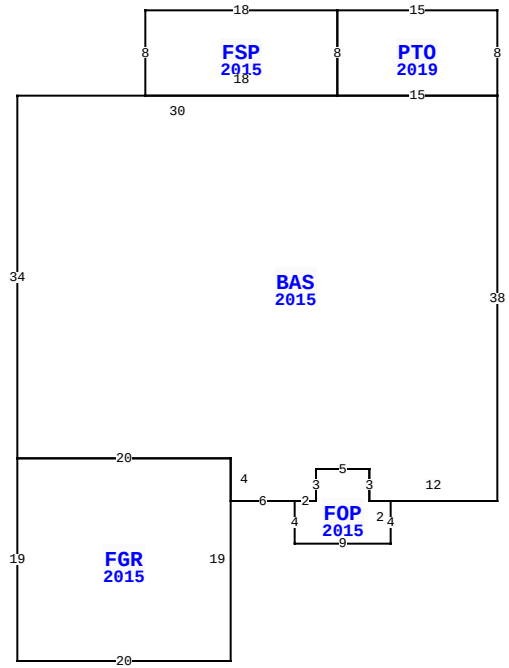
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,615	100	2015	1,615	196,965
FGR	380	55	2015	209	25,489
FOP	51	30	2015	15	1,830
FSP	144	40	2015	58	7,074
PTO	120	5	2019	6	731
TOTALS	2,310			1,903	232,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	127.2383	127.24	242,138	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1615 HX Base Yr



86158 VEGAS BLVD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,089
TOTAL MARKET OB/XF VALUE	5,396
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	287,485
SOH/AGL Deduction	2,414
ASSESSED VALUE	285,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,071
TOTAL JUST VALUE	287,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529847	CO ISSUED	0	06/22/2015
B1529847	NEW CONSTR	200,416	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1799	5/24/2019	WD	Q	I	01	215,000
GRANTOR: BOLES DANIEL P & CHRI						
GRANTEE: HERRERA KIMBERLY W						
2007/0818	10/01/2015	WD	Q	I	02	186,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BOLES DANIEL P & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] N8 W18 S8 E18 $ W30 S34 FGR=[YR=2015] S19 E20 N19 W20 $ E20 S4 E6 FOP=[YR=2015] S4 E9 N4 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E12 N38 PTO=[YR=2019] N8 W15 S8 E15$.

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	0855	CONC PAVER	0	0	0	0	568.00	SF	10.00	10.00	100	2015	2015	3	95	5,396	

LAND DESCRIPTION

TOTAL OB/XF 5,396

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 07/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS