LOT 75
IN OR 2090/1518
THE HIDEAWAY #2 PB 7/233

MONROE VICKIE S
86154 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

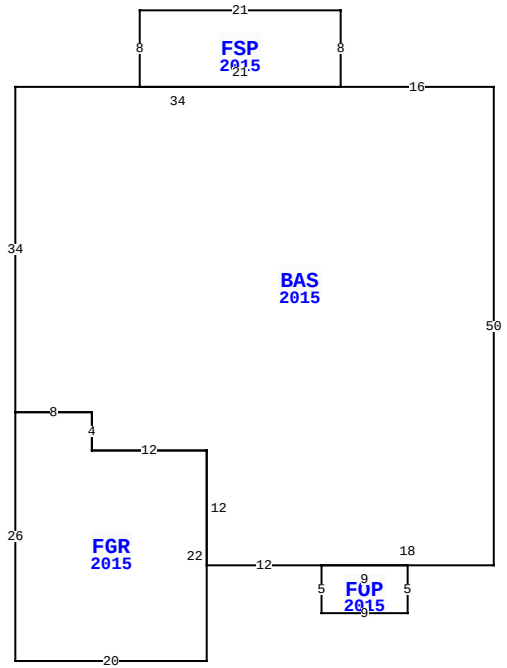
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,228	100	2015	2,228	261,454
FGR	472	55	2015	260	30,511
FOP	45	30	2015	14	1,643
FSP	168	40	2015	67	7,863
TOTALS	2,913			2,569	301,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,569	122.4336	122.43	314,523	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2020 Heated Area: 2228 HX Base Yr 2020



86154 VEGAS BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,470
TOTAL MARKET OB/XF VALUE		6,242
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		357,712
SOH/AGL Deduction		99,980
ASSESSED VALUE		257,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,010
TOTAL JUST VALUE		357,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429728	CO ISSUED	0	05/12/2015
B1429728	NEW CONSTR	272,278	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/1518	12/19/2016	DG	U	I	11	0
GRANTOR: CLINE FRANCES J						
GRANTEE: CLINE FRANCES J & M						
1983/1309	5/21/2015	WD	Q	I	01	221,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLINE FRANCES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2015] N8 W21 S8 E21 $ W34 S34
FGR=[YR=2015] S26 E20 N22 W12 N4 W8 $ E8 S4 E12 S12 E12
FOP=[YR=2015] S5 E9 N5 W9 $ E18 N50 $.

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	100	0	0	657.00	SF	10.00	10.00	100	2015	2015	3	95	6,242	

LAND DESCRIPTION

TOTAL OB/XF 6,242

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 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