LOT 76
IN OR 1773/1479
THE HIDEAWAY #2 PB 7/233

NOVAK THOMAS & DEBORAH
86152 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0076-0000

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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

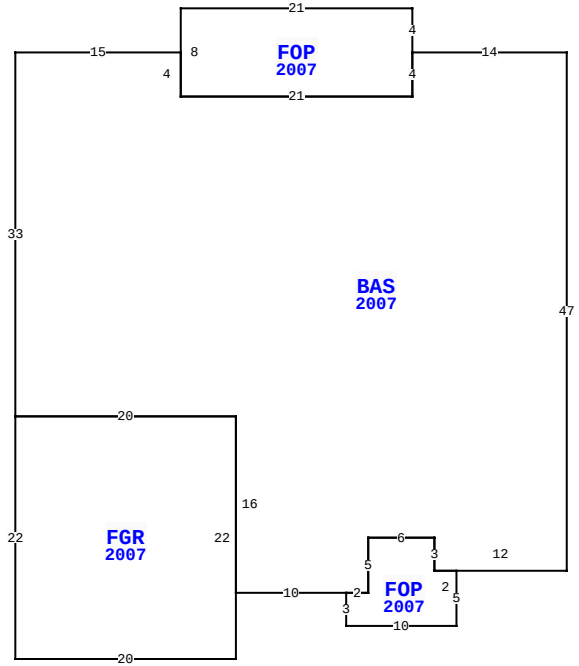
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100	2007	1,992	224,754
FGR	440	55	2007	242	27,304
FOP	64	30	2007	19	2,144
FOP	168	30	2007	50	5,641
TOTALS	2,664			2,303	259,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	122.8430	122.84	282,901	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1992 HX Base Yr 2016



86152 VEGAS BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,845
TOTAL MARKET OB/XF VALUE		8,525
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		318,370
SOH/AGL Deduction		118,363
ASSESSED VALUE		200,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,285
TOTAL JUST VALUE		318,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18712	CO ISSUED	0	12/21/2011
B19742	ADDITION	3,900	04/01/2007
M12456	MECH OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1773/1479	12/30/2011	WD	Q	I	01	172,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NOVAK THOMAS & DEBO						
1478/1845	2/15/2007	WD	U	V	19	36,500
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N4 W21 S8 E21 N4$ S4 W21 N4 W15 S33 FGR=[YR=2007] S22 E20 N22 W20$ E20 S16 E10 FOP=[YR=2007] S3 E10 N5 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E12 N47$.

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	456.00	SF	10.00	10.00	100	2007	2007	3	87	3,967	
2	0911	SCRN RM A	0	100	21	8	168.00	SF	17.50	17.50	100	2007	2007	3	27	794	
3	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2007	2007	3	87	974	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
5	0835	QUARY TILE	0	100	23	9	207.00	SF	5.50	5.50	100	2007	2007	3	87	990	

LAND DESCRIPTION

TOTAL OB/XF 8,525

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS