LOT 82
THE HIDEAWAY #2 PB 7/233

RODRIGUEZ JUAN BAUISTA/VELEZ LUZ E
86153 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0082-0000

BUILDING CHARACTERISTICS

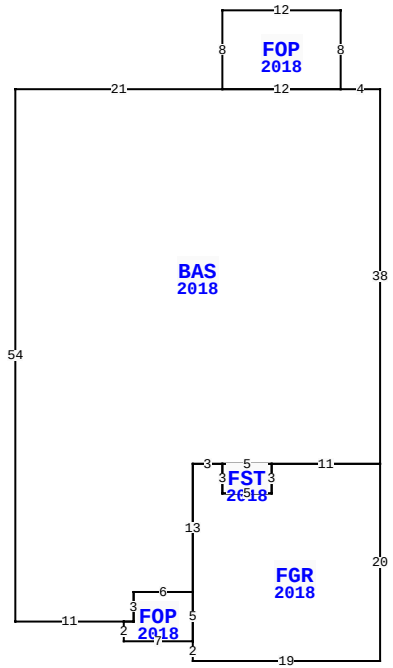
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	2018	1,676	201,892
FGR	365	55	2018	201	24,213
FOP	32	30	2018	10	1,204
FOP	96	30	2018	29	3,493
FST	15	55	2018	8	964
TOTALS	2,184			1,924	231,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	123.7446	123.74	238,076	2018	2018	0	0	0	2.65	97.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1676 HX Base Yr



86153 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	231,767
TOTAL MARKET OB/XF VALUE	3,121
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	284,888
SOH/AGL Deduction	0
ASSESSED VALUE	284,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,888
TOTAL JUST VALUE	284,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010276	CO ISSUED	0	10/10/2018
18005665	NEW CONSTR	222,067	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/979	4/11/2025	WD	Q	I	01	354,900
GRANTOR: BIRMAN KATHY G & WAYN						
GRANTEE: RODRIGUEZ JUAN BAUI						
2484/0366	7/23/2021	SW	U	I	11	100
GRANTOR: BIRMAN KATHY G & WAYN						
GRANTEE: BIRMAN MATTHEW W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W4 W12 W21 S54 E11 E1 N3 E6 N13 E3 E5 E11 N38 $
FGR=[YR=2018;ORIG=-19,56] S2 E19 N20 W11 S3 W5 N3 W3 S13 S5 $
FOP=[YR=2018;ORIG=-4,0] N8 W12 S8 E12 $
FOP=[YR=2018;ORIG=-26,54] S2 E7 N5 W6 S3 W1 $
FST=[YR=2018;ORIG=-11,38] W5 S3 E5 N3 $
.

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	0810	CONCRETE A	0	0	0	0	495.00	SF	6.50	6.50	100	2018	2018	3	97	3,121	

LAND DESCRIPTION

TOTAL OB/XF 3,121

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 02/28/2025 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS