LOT 86
IN OR 1945/1864
THE HIDEAWAY #2 PB 7/233

HILTON LAUREL L
86161 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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

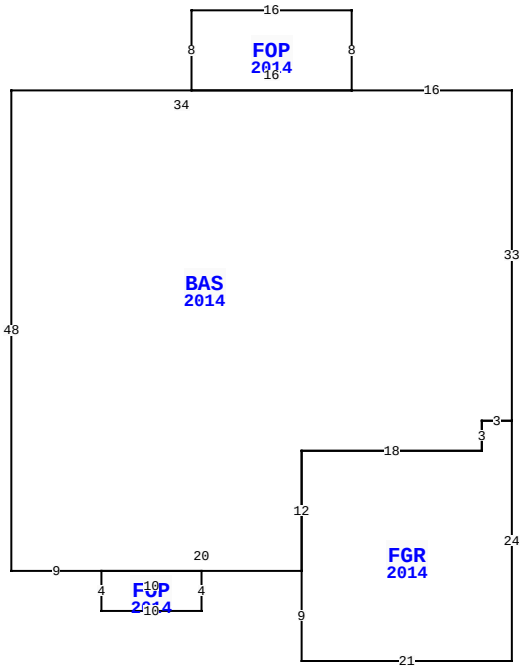
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2014	2,139	267,273
FGR	450	55	2014	248	30,988
FOP	40	30	2014	12	1,499
FOP	128	30	2014	38	4,748
TOTALS	2,757			2,437	304,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,437	130.8447	130.84	318,857	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2139 HX Base Yr 2015



86161 VEGAS BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,508
TOTAL MARKET OB/XF VALUE		5,495
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		360,003
SOH/AGL Deduction		134,002
ASSESSED VALUE		226,001
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,279
TOTAL JUST VALUE		360,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428729	CO ISSUED	0	09/30/2014
B1428729	NEW CONSTR	259,450	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1864	10/29/2014	WD	Q	I	02	203,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HILTON LAUREL L						
1553/1163	3/03/2008	WD	U	V	19	255,500
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] N8 W16 S8 E16 $ W34 S48 E9 FOP=[YR=2014] S4 E10 N4 W10 $ E20 FGR=[YR=2014] S9 E21 N24 W3 S3 W18 S12 $ N12 E18 N3 E3 N33 $.

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	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	2014	2014	3	94	3,314	
2	0855	CONC PAVER	0	100	0	0	232.00	SF	10.00	10.00	100	2014	2014	3	94	2,181	

LAND DESCRIPTION

TOTAL OB/XF 5,495

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		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