LOT 87
THE HIDEAWAY #2 PB 7/233

MATHEWS RUSTY ALAN & NICOLE MICHELLE
86163 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0087-0000

BUILDING CHARACTERISTICS

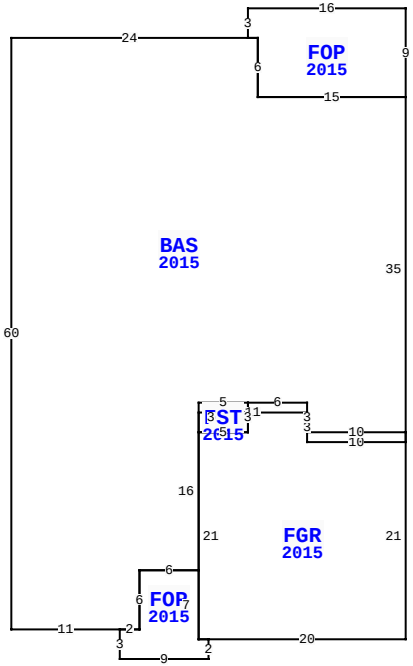
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,842	100	2015	1,842	226,239
FGR	459	55	2015	252	30,951
FOP	62	30	2015	19	2,334
FOP	138	30	2015	41	5,036
FST	15	55	2015	8	982
TOTALS	2,516			2,162	265,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	128.1399	128.14	277,039	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1842 HX Base Yr 2021



86163 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		265,542
TOTAL MARKET OB/XF VALUE		2,741
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		318,283
SOH/AGL Deduction		76,104
ASSESSED VALUE		242,179
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,457
TOTAL JUST VALUE		318,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530403	CO ISSUED	0	10/12/2015
B1530403	NEW CONSTR	234,622	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1111	10/23/2020	WD	Q	I	01	259,900
GRANTOR: BERGERON ALBERT E & B						
GRANTEE: MATHEWS RUSTY ALAN						
2025/0676	1/21/2016	WD	Q	I	02	200,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BERGERON ALBERT EAR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W16 S3 BAS=[YR=2015] W24 S60 E11
FOP=[YR=2015] S3 E9 N2 FGR=[YR=2015] E20 N21 W10 N3 W6
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 S21 E1$ W1 N7 W6 S6 W2$ E2
N6 E6 N16 E11 S3 E10 N35 W15 N6 W1$ E1 S6 E15 N9$.

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	521.00	SF	5.20	5.20	100	2015	2015	3	95	2,574	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	

LAND DESCRIPTION

TOTAL OB/XF 2,741

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