LOT 123
IN OR 2206/1897
THE HIDEAWAY #2 PB 7/233

JOHNSON KALE J/DOWNING COLE
86243 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

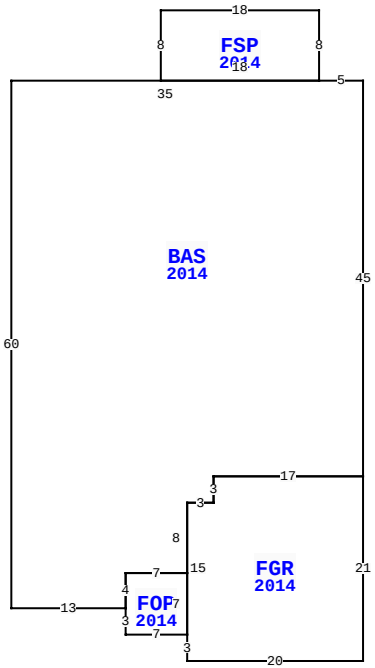
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,081	100	2014	2,081	247,989
FGR	411	55	2014	226	26,932
FOP	49	30	2014	15	1,788
FSP	144	40	2014	58	6,912
TOTALS	2,685			2,380	283,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	124.9843	124.98	297,452	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 2081 HX Base Yr



86243 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	283,620
TOTAL MARKET OB/XF VALUE	3,275
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	336,895
SOH/AGL Deduction	0
ASSESSED VALUE	336,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,895
TOTAL JUST VALUE	336,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327696	CO ISSUED	0	01/21/2014
B1327696	NEW CONSTR	251,567	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/1897	6/14/2018	WD	Q	I	01	234,900
GRANTOR: NELSON JAMES & AMBER						
GRANTEE: JOHNSON KALE J & CO						
1950/1628	12/09/2014	WD	Q	I	01	194,000
GRANTOR: VERGA ROBERT L & PAUL						
GRANTEE: NELSON JAMES EDWARD						

BUILDING NOTES

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	536.00	SF	6.50	6.50	100	2014	2014	3	94	3,275	

BUILDING DIMENSIONS

BAS=[YR=2014] W5 FSP=[YR=2014] N8 W18 S8 E18 $ W35 S60 E13
FOP=[YR=2014] S3 E7 FGR=[YR=2014] S3 E20 N21 W17 S3 W3 S15
$ N7 W7 S4 $ N4 E7 N8 E3 N3 E17 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 3,275

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS