LOT 124
THE HIDEAWAY #2 PB 7/233

COOK MICHAEL AARON
86241 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

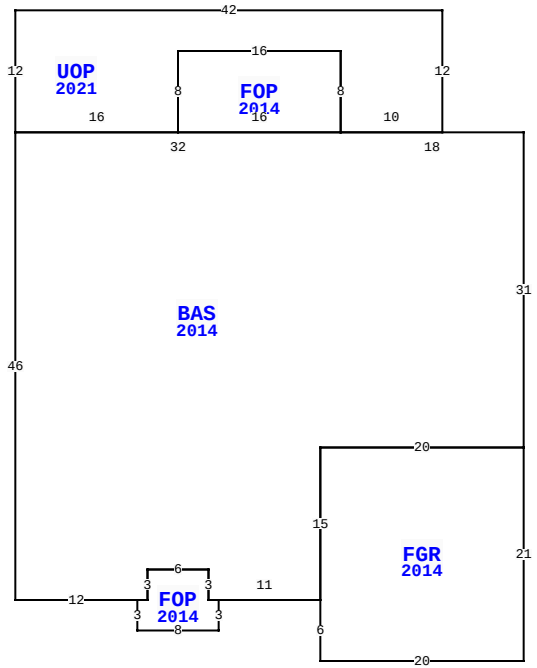
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,982	100	2014	1,982	242,370
FGR	420	55	2014	231	28,248
FOP	42	30	2014	13	1,590
FOP	128	30	2014	38	4,647
UOP	376	20	2021	75	9,172
TOTALS	2,948			2,339	286,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,339	127.5764	127.58	298,410	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1982 HX Base Yr



86241 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		286,026
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		339,296
SOH/AGL Deduction		0
ASSESSED VALUE		339,296
TOTAL EXEMPTION VALUE	13	339,296
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		339,296
NCON VALUE		9,172
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429428	CO ISSUED	0	02/18/2015
B1429428	NEW CONSTR	244,469	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/985	7/29/2024	WD	Q	I	01	366,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: COOK MICHAEL AARON						
2719/73	6/12/2024	WD	Q	I	01	353,600
GRANTOR: BLAZ FRED A JR & BRIT						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W18 W32 S46 E12 E1 N3 E6 S3 E11 N15 E20 N31 $
FGR=[YR=2014;ORIG=-20,46] S6 E20 N21 W20 S15 $
FOP=[YR=2014;ORIG=-18,0] N8 W16 S8 E16 $
FOP=[YR=2014;ORIG=-38,46] S3 E8 N3 W1 N3 W6 S3 W1 $
UOP=[YR=2021;ORIG=-50,0] E16 N8 E16 S8 E10 N12 W42 S12 $
.

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	662.00	SF	5.20	5.20	100	2015	2015	3	95	3,270	

LAND DESCRIPTION

TOTAL OB/XF 3,270

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 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS