LOT 126
THE HIDEAWAY #2 PB 7/233

AH4R PROPERTIES TWO LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

42-2N-27-4370-0126-0000

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	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

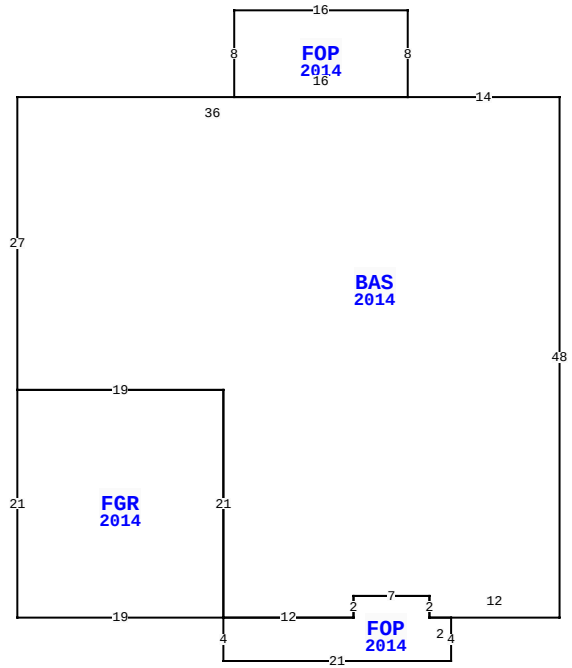
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2014	1,987	239,305
FGR	399	55	2014	219	26,375
FOP	98	30	2014	29	3,492
FOP	128	30	2014	38	4,576
TOTALS	2,612			2,273	273,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	126.1113	126.11	286,648	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1987 HX Base Yr



86227 VEGAS BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,749
TOTAL MARKET OB/XF VALUE	3,119
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	326,868
SOH/AGL Deduction	2,945
ASSESSED VALUE	323,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,923
TOTAL JUST VALUE	326,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428595	CO ISSUED	0	08/12/2014
B1428595	NEW CONSTR	242,950	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1438	3/29/2019	WD	Q	I	01	224,000
GRANTOR: VARNER WILLIAM M & AU						
GRANTEE: AH4R PROPERTIES TWO						
1945/1871	10/29/2014	WD	Q	I	01	189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VARNER WILLIAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] N8 W16 S8 E16 $ W36 S27
FGR=[YR=2014] S21 E19 FOP=[YR=2014] S4 E21 N4 W2 N2 W7 S2
W12 $N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N48 $.

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	0	0	0	638.00	SF	5.20	5.20	100	2014	2014	3	94	3,119	

LAND DESCRIPTION

TOTAL OB/XF 3,119

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 09/30/2019 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS