LOT 129
IN OR 1965/1267
THE HIDEAWAY #2 PB 7/233

SIMMONS JOHN C & JAIME L
86219 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

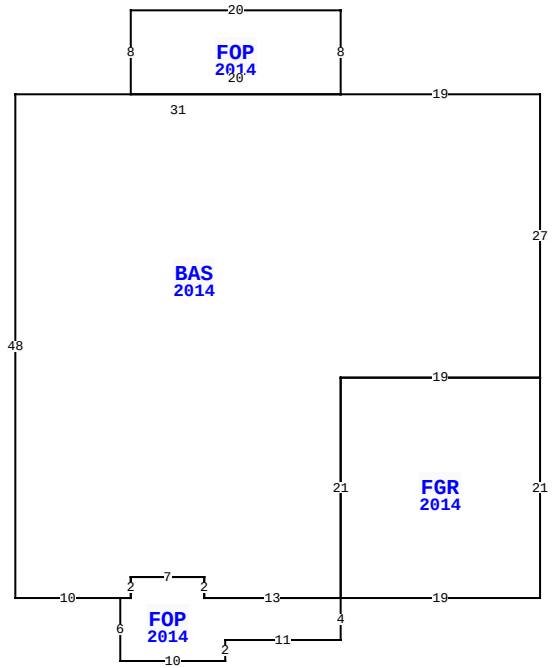
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	241,070
FGR	399	55	2014	219	26,570
FOP	118	30	2014	35	4,246
FOP	160	30	2014	48	5,824
TOTALS	2,664			2,289	277,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,289	127.2383	127.24	291,252	2014	2014	0	0	0	4.65	95.35

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



86219 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	277,709
TOTAL MARKET OB/XF VALUE	3,197
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	330,906
SOH/AGL Deduction	3,130
ASSESSED VALUE	327,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,776
TOTAL JUST VALUE	330,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428594	CO ISSUED	0	08/21/2014
B1428594	NEW CONSTR	244,103	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1267	2/18/2015	WD	Q	I	01	194,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIMMONS JOHN C & JA						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N8 W20 S8 E20 $ W31 S48 E10 FOP=[YR=2014] S6 E10 N2 E11 N4 FGR=[YR=2014] E19 N21 W19 S21 $ W13 N2 W7 S2 W1 $ E1 N2 E7 S2 E13 N21 E19 N27 $.

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	654.00	SF	5.20	5.20	100	2014	2014	3	94	3,197	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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