LOT 130
IN OR 1734/218
THE HIDEAWAY #2 PB 7/233

WILKINSON GAIL
86217 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0130-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

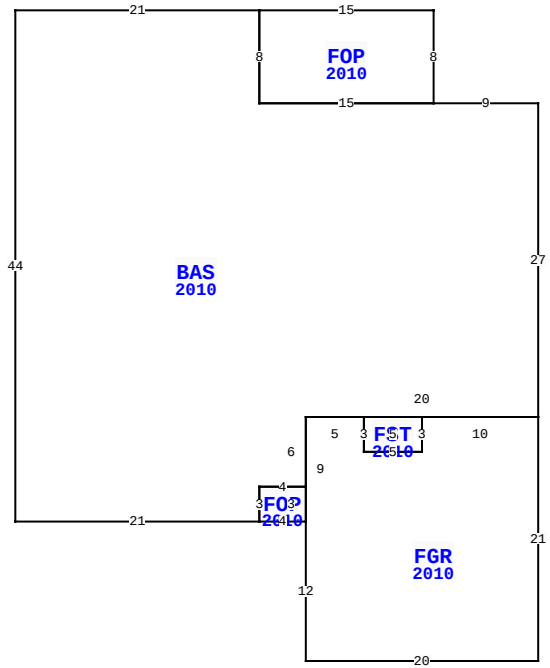
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2010	1,596	184,535
FGR	405	55	2010	223	25,784
FOP	12	30	2010	4	462
FOP	120	30	2010	36	4,162
FST	15	55	2010	8	925
TOTALS	2,148			1,867	215,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	123.8573	123.86	231,247	2010	2010	0	0	0	6.65	93.35

1 SINGLE FAM - 100% - 2012 Heated Area: 1596 HX Base Yr 2012



86217 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		215,869
TOTAL MARKET OB/XF VALUE		3,370
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,239
SOH/AGL Deduction		127,852
ASSESSED VALUE		141,387
TOTAL EXEMPTION VALUE	VX HX HB WX	60,722
BASE TAXABLE VALUE		80,665
TOTAL JUST VALUE		269,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23450	CO ISSUED	0	07/23/2010
M15288	H/AC	0	05/01/2010
P14248	OTHER	0	04/01/2010
B23450	NEW CONSTR	212,446	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1734/0218	4/05/2011	WD	Q	I	02	142,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILKINSON WILLIAM T						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W9 FOP=[YR=2010] N8 W15 S8 E15$ W15 N8 W21 S44 E21 FOP=[YR=2010] E4 FGR=[YR=2010] S12 E20 N21 W10 FST=[YR=2010] W5 S3 E5 N3$ S3 W5 N3 W5 S9$ N3 W4 S3$ N3 E4 N6 E20 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	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2010	2010	3	90	2,925	
2	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	2010	2010	3	90	445	

LAND DESCRIPTION

TOTAL OB/XF 3,370

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/22/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS