

LOT 146
IN OR 1510/1022
THE HIDEAWAY #2 PB 7/233

BRADLEY BOBBY B & SUSAN
86173 VEGAS BLVD
YULEE, FL 32097

2025

42-2N-27-4370-0146-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 50			
Interior Floo	14	CARPET 50			
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	1,812	100	2007	1,812	201,280
FGR	420	55	2007	231	25,660
FOP	58	30	2007	17	1,888
PTO	645	5	2021	32	3,554
USP	275	30	2021	82	9,109
TOTALS	3,210			2,174	241,491

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,174	121.6033	121.60	264,358	2006	2006	0	0	8.65
1 SINGLE FAM - 100% - 2008										
Heated Area: 1812										
HX Base Yr 2008										
BLD DATE	05/17/2022					NW	LGL DATE			
XF DATE							LAND DATE			
INC DATE							AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						241,491
TOTAL MARKET OB/XF VALUE						8,140
TOTAL LAND VALUE - MARKET						50,000
TOTAL MARKET VALUE						299,631
SOH/AGL Deduction						139,058
ASSESSED VALUE						160,573
TOTAL EXEMPTION VALUE			HX HB			50,722
BASE TAXABLE VALUE						109,851
TOTAL JUST VALUE						299,631
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						288,982

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2007	2007	3	90
2	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	100	2007	2007	3	87
3	0911	SCRN RM A	0	100	9	25	225.00	SF	17.50	100	2021	2021	3	90
TOTAL OB/XF 8,140														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00
Market: 0 Agricultural: 0 Common: 50,000														