LOT 147
THE HIDEAWAY #2 PB 7/233

MATHEWS BENJAMIN T
5104 COOPERS HAWK CT
VALRICO, FL 33956

2025

42-2N-27-4370-0147-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

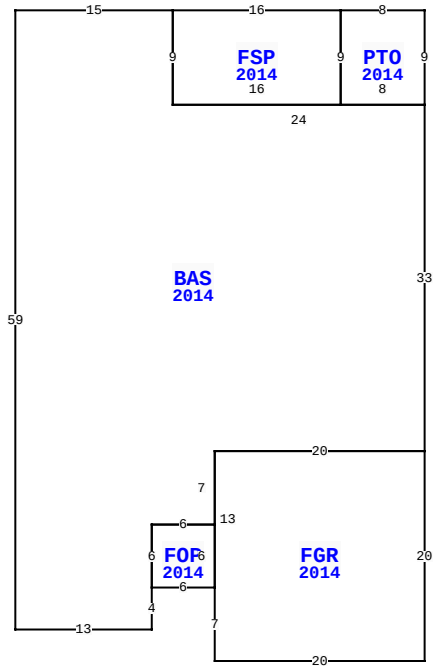
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,685	100	2014	1,685	204,429
FGR	400	55	2014	220	26,691
FOP	36	30	2014	11	1,335
FSP	144	40	2014	58	7,037
PTO	72	5	2014	4	485
TOTALS	2,337			1,978	239,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	127.2383	127.24	251,681	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1685 HX Base Yr



86171 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	239,978
TOTAL MARKET OB/XF VALUE	3,153
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	293,131
SOH/AGL Deduction	0
ASSESSED VALUE	293,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,131
TOTAL JUST VALUE	293,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327662	CO ISSUED	0	01/23/2014
B1327662	NEW CONSTR	200,778	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1028	1/25/2024	QC	U	I	11	100
GRANTOR: MATHEWS BENJAMIN T						
GRANTEE: MATHEWS BENJAMIN T						
2453/0247	4/16/2021	WD	Q	I	01	244,900
GRANTOR: MCCOLLY TIMOTHY J						
GRANTEE: MATHEWS BENJAMIN T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W8 FSP=[YR=2014] W16 BAS=[YR=2014] W15 S59 E13 N4 FOP=[YR=2014] E6 FGR=[YR=2014] S7 E20 N20 W20 S13 $ N6 W6 S6 $ N6 E6 N7 E20 N33 W24 N9 $ S9 E16 N9 $ S9 E8 N9 $.

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	0	0	0	516.00	SF	6.50	6.50	100	2014	2014	3	94	3,153	

LAND DESCRIPTION

TOTAL OB/XF 3,153

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 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS