LOT 2-32
THE HIDEAWAY #2 PB 7/233

EMERSON CARMEN M & JAMES W
6206 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0002-0320

BUILDING CHARACTERISTICS

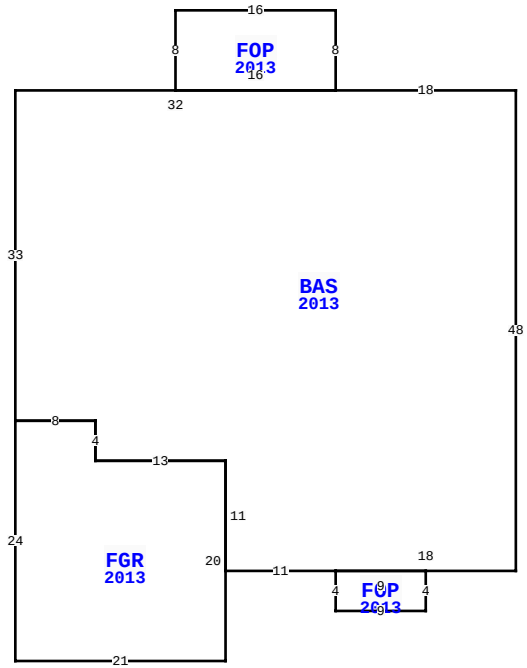
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,137	100	2013	2,137	241,972
FGR	452	55	2013	249	28,194
FOP	36	30	2013	11	1,246
FOP	128	30	2013	38	4,303
TOTALS	2,753			2,435	275,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	114.1161	119.82	291,762	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2022 Heated Area: 2137 HX Base Yr 2022



86206 VEGAS BLVD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,715
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,715
SOH/AGL Deduction		37,146
ASSESSED VALUE		293,569
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,158
TOTAL JUST VALUE		330,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327279	CO ISSUED	0	09/18/2013
M1318553	H/AC	0	07/01/2013
B1327279	NEW CONSTR	251,796	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0259	5/28/2021	WD	Q	I	01	276,500
GRANTOR: HEMPEL CALEB & EVAN H						
GRANTEE: EMERSON CARMEN M &						
2226/1574	9/27/2018	WD	Q	I	01	239,000
GRANTOR: LASHELL MARK C & JESS						
GRANTEE: HEMPEL CALEB & EVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S33
FGR=[YR=2013] S24 E21 N20 W13 N4 W8 $ E8 S4 E13 S11 E11
FOP=[YR=2013] S4 E9 N4 W9 $ E18 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS