LOT 2-50
THE HIDEAWAY #2 PB 7/233

BRANTLEY STEPHEN TYLER
532 STILLWATER LN
YULEE, FL 32097

2026

42-2N-27-4370-0002-0500

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

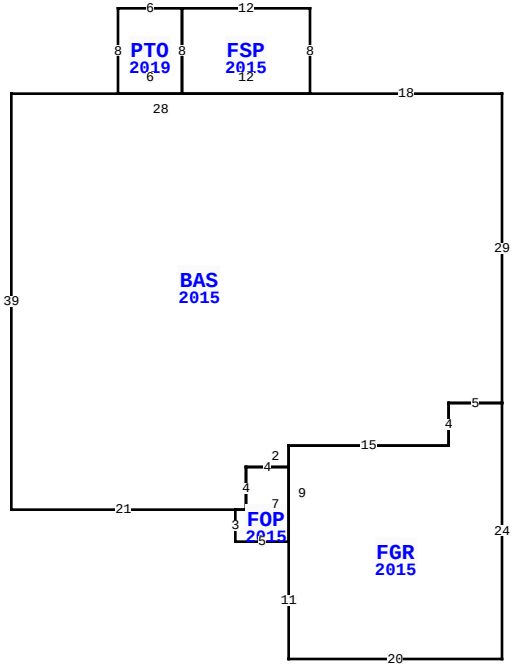
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	2015	1,638	190,812
FGR	420	55	2015	231	26,909
FOP	31	30	2015	9	1,049
FSP	96	40	2015	38	4,426
PTO	48	5	2019	2	233
TOTALS	2,233			1,918	223,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	116.1741	121.98	233,958	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2026 Heated Area: 1638 HX Base Yr



86188 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,430
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	278,430
SOH/AGL Deduction	0
ASSESSED VALUE	278,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,430
TOTAL JUST VALUE	278,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429374	CO ISSUED	0	03/05/2015
B1429374	NEW CONSTR	203,261	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0264	1/31/2020	WD	Q	I	01	220,000
GRANTOR: ROWLEY ROBERT K & KRI						
GRANTEE: BRANTLEY STEPHEN TY						
2007/0839	10/01/2015	WD	Q	I	02	189,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROWLEY ROBERT K & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N8 W12 PTO=[YR=2019] W6 S8 E6 N8$ S8 E12 $ W28 S39 E21 FOP=[YR=2015] S3 E5 FGR=[YR=2015] S11 E20 N24 W5 S4 W15 S9 $ N7 W4 S4 W1 $ E1 N4 E4 N2 E15 N4 E5 N29$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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