LOT 2-133
IN OR 1622/335
THE HIDEAWAY #2 PB 7/233

DERNBACH JAMES EST
86209 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0002-1330

BUILDING CHARACTERISTICS

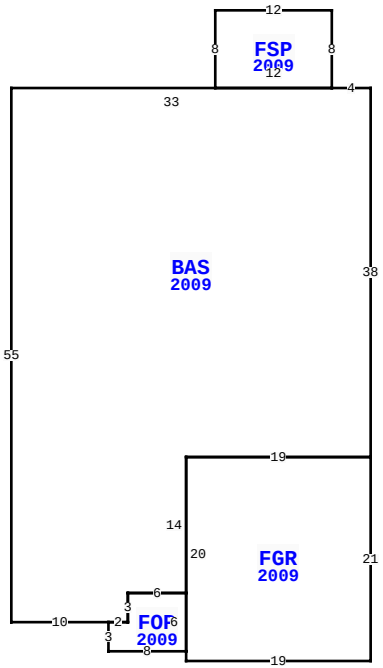
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,694	100	2009	1,694	187,276
FGR	399	55	2009	219	24,210
FOP	42	30	2009	13	1,437
FSP	96	40	2009	38	4,201
TOTALS	2,231			1,964	217,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	114.0132	119.71	235,110	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2010 Heated Area: 1694 HX Base Yr 2010



86209 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		217,124
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,944
SOH/AGL Deduction		121,854
ASSESSED VALUE		152,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,679
TOTAL JUST VALUE		273,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22164	CO ISSUED	0	04/15/2009
E21538	ELEC OTHER	2,000	01/01/2009
M14342	MECH OTHER	0	01/01/2009
R11702	REPAIR/RRF	8,000	12/01/2008
B22164	NEW CONSTR	150,000	12/01/2008
P13605	OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1622/0335	5/27/2009	WD	Q	I	01	171,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DERNBACH JAMES						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	

BUILDING DIMENSIONS

BAS=[YR=2009] W4 FSP=[YR=2009] N8 W12 S8 E12$ W33 S55 E10
FOP=[YR=2009] S3 E8 FGR=[YR=2009] S1 E19 N21 W19 S20 $ N6
W6 S3 W2$ E2 N3 E6 N14 E19 N38$.

LAND DESCRIPTION

TOTAL OB/XF 1,820

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