LOT 2-136
IN OR 2208/1551
THE HIDEAWAY #2 PB 7/233

GREER KRISTY D/HORNE ANTHONY E JR
86201 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0002-1360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

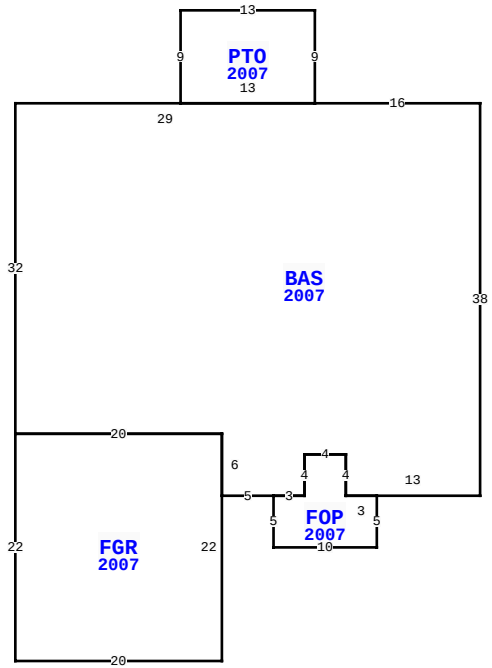
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,574	100	2007	1,574	169,446
FGR	440	55	2007	242	26,052
FOP	66	30	2007	20	2,153
PTO	117	5	2007	6	646
TOTALS	2,197			1,842	198,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	112.6650	118.30	217,909	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2025 Heated Area: 1574 HX Base Yr 2025



86201 VEGAS BLVD, YULEE

BLD DATE	05/17/2022	NW	LGL DATE
XF DATE	01/25/2008	KK	LAND DATE 03/27/2026 MLU
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,297
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		255,077
SOH/AGL Deduction		0
ASSESSED VALUE		255,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,666
TOTAL JUST VALUE		255,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13024	MECH OTHER	0	06/01/2007
C19868	CO ISSUED	136,158	05/01/2007
B19868	NEW CONSTR	136,158	05/01/2007
E19311	ELEC OTHER	2,000	05/01/2007
P12404	OTHER	0	05/01/2007
R10339	REPAIR/RRF	2,800	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/1551	6/14/2018	WD	Q	I	01	199,900
GRANTOR: HARRISON JONATHON & K						
GRANTEE: GREER KRISTY D & AN						
1873/1167	8/16/2013	WD	Q	I	02	127,000
GRANTOR: NAGLE EARL S & DONNA						
GRANTEE: HARRISON JONATHON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 PTO=[YR=2007] N9 W13 S9 E13$ W29 S32
FGR=[YR=2007] S22 E20 N22 W20$ E20 S6 E5 FOP=[YR=2007] S5
E10 N5 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E13 N38$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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