LOT 2-137
IN OR 2310/413
THE HIDEAWAY #2 PB 7/233

DAVIDSON JORDAN L & LEANNE
86199 VEGAS BLVD
YULEE, FL 32097

**2026**

**42-2N-27-4370-0002-1370**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

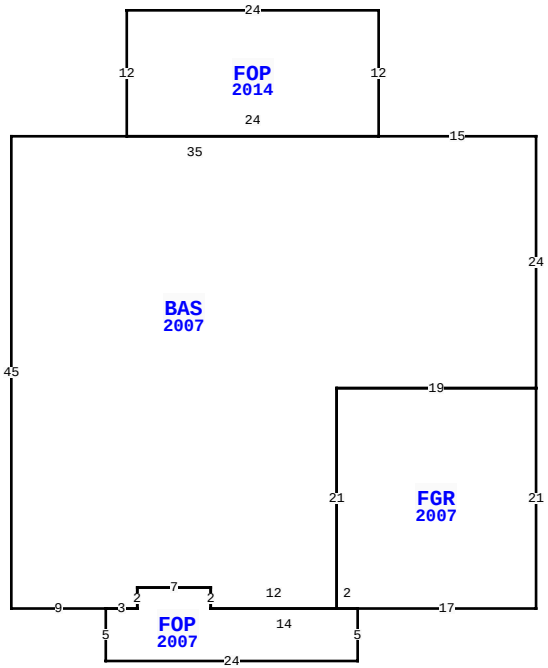
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 1,837 | 100 | 2007 | 1,837 | 196,724 |
| FGR | 399 | 55 | 2007 | 219 | 23,452 |
| FOP | 134 | 30 | 2007 | 40 | 4,283 |
| FOP | 288 | 30 | 2014 | 86 | 9,210 |
| TOTALS | 2,658 | | | 2,182 | 233,670 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,182 | 111.6465 | 117.23 | 255,796 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 100% - 2023 Heated Area: 1837 HX Base Yr 2023




86199 VEGAS BLVD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 233,670 |
| TOTAL MARKET OB/XF VALUE | | 1,780 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 290,450 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 290,450 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 239,039 |
| TOTAL JUST VALUE | | 290,450 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,783 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429319 | FOP 288 | 6,178 | 09/01/2014 |
| E19450 | ELEC OTHER | 2,000 | 06/01/2007 |
| M13025 | MECH OTHER | 0 | 06/01/2007 |
| C19867 | CO ISSUED | 154,242 | 05/01/2007 |
| B19867 | NEW CONSTR | 154,242 | 05/01/2007 |
| P12406 | OTHER | 0 | 05/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2310/0413 | 9/25/2019 | WD | Q | I | 01 | 240,000 |
| GRANTOR: SUMMERSILL DANNY M & | | | | | | |
| GRANTEE: DAVIDSON JORDAN L & | | | | | | |
| 1553/1151 | 3/03/2008 | WD | U | V | 07 | 100 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W15 FOP=[YR=2014] N12 W24 S12 E24$ W35 S45 E9
FOP=[YR=2007] S5 E24N5 FGR=[YR=2007] E17 N21 W19 S21 E2$W14
N2 W7 S2 W3$ E3 N2 E7 S2 E12 N21 E19 N24$.

## 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