LOT 2-138
THE HIDEAWAY #2 PB 7/233

WOLF KIRK D & TRACY R
P O BOX 7014
KETCHIKAN, AK 99901

2026

42-2N-27-4370-0002-1380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

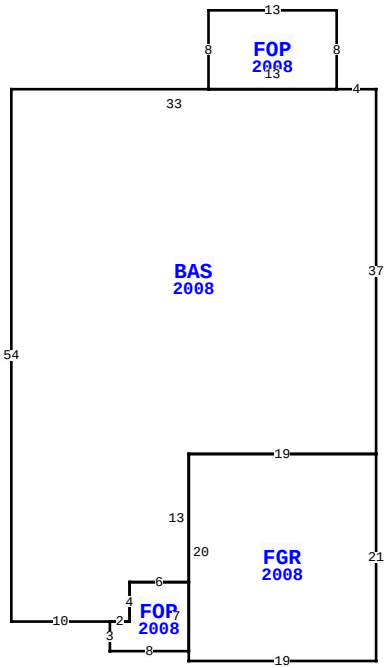
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,651	100	2008	1,651	182,034
FGR	399	55	2008	219	24,146
FOP	48	30	2008	14	1,544
FOP	104	30	2008	31	3,418
TOTALS	2,202			1,915	211,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	114.3219	120.04	229,877	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 0% - 0 Heated Area: 1651 HX Base Yr



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

86197 VEGAS BLVD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,142
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	266,142
SOH/AGL Deduction	0
ASSESSED VALUE	266,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,142
TOTAL JUST VALUE	266,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21194	ELEC OTHER	2,000	09/01/2008
M14151	MECH OTHER	0	09/01/2008
C21770	CO ISSUED	0	08/01/2008
R11461	REPAIR/RRF	2,800	08/01/2008
B21770	NEW CONSTR	150,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1859	8/20/2021	WD	Q	I	01	275,000
GRANTOR: SCHMIDT CHRISTOPHER W						
GRANTEE: WOLF KIRK D & TRACY						
1625/1376	5/27/2009	WD	Q	I	01	173,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHMIDT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 FOP=[YR=2008] N8 W13 S8 E13$ W33 S54 E10 FOP=[YR=2008] S3 E8 FGR=[YR=2008] S1 E19 N21 W19 S20 $ N7 W6 S4 W2$ E2 N4 E6 N13 E19 N37$.

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	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