LOT 2-142
IN OR 1514/365
THE HIDEAWAY #2 PB 7/233

PRIESAND CHARLES H & WENDY A
86185 VEGAS BLVD
YULEE, FL 32097

**2026**

**42-2N-27-4370-0002-1420**

## BUILDING CHARACTERISTICS

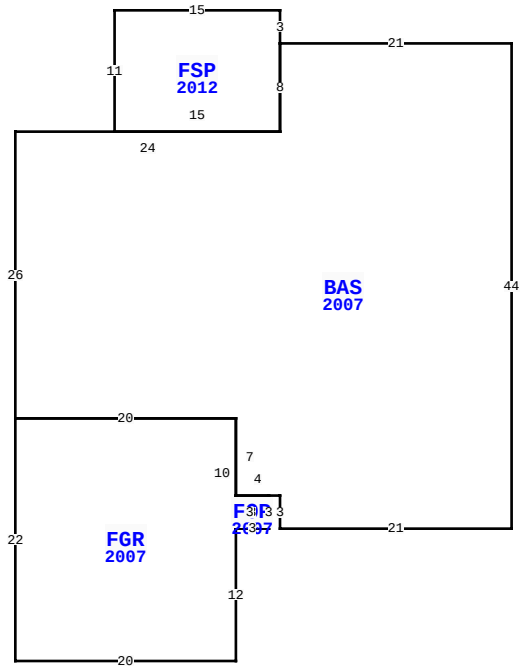
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,576 | 100 | 2007 | 1,576 | 170,947 |
| FGR | 440 | 55 | 2007 | 242 | 26,249 |
| FOP | 9 | 30 | 2007 | 3 | 325 |
| FSP | 165 | 40 | 2012 | 66 | 7,159 |
| TOTALS | 2,190 | | | 1,887 | 204,681 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,887 | 113.0871 | 118.74 | 224,062 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 100% - 2012 Heated Area: 1576 HX Base Yr




86185 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

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 204,681 |
| TOTAL MARKET OB/XF VALUE | | 1,780 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 261,461 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 261,461 |
| TOTAL EXEMPTION VALUE | 13 | 261,461 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 261,461 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 269,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B26124 | ADDITION | 3,500 | 06/01/2012 |
| B0719409 | NEW CONSTR | 0 | 01/01/2007 |
| C19409 | CO ISSUED | 0 | 01/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1553/1151 | 3/03/2008 | WD | U | V | 07 | 100 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |
| 1541/0527 | 12/17/2007 | WD | U | V | 07 | 100 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA COSNTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W21 FSP=[YR=2012] N3 W15 S11 E15 N8$ S8 W24 S26 FGR=[YR=2007] S22 E20 N12 FOP=[YR=2007] E3 N3 W3 S3$ N10 W20$ E20 S7 E4 S3 E21 N44$.

## 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