LOT 2-143
IN OR 1551/1137
THE HIDEAWAY #2 PB 7/233

HIGHSMITH JESSICA R
86181 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0002-1430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

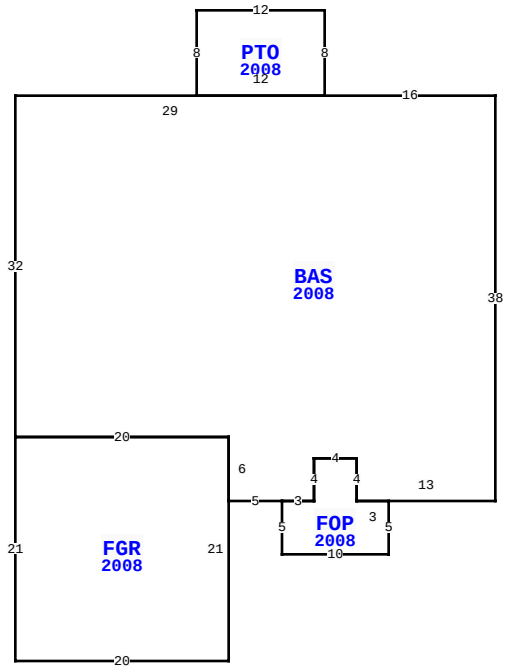
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,574	100	2008	1,574	171,983
FGR	420	55	2008	231	25,240
FOP	66	30	2008	20	2,185
PTO	96	5	2008	5	547
TOTALS	2,156			1,830	199,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	113.2950	118.96	217,697	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2009 Heated Area: 1574 HX Base Yr 2009



86181 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		199,955
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		254,955
SOH/AGL Deduction		113,170
ASSESSED VALUE		141,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,374
TOTAL JUST VALUE		254,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19978	ELEC OTHER	2,000	09/01/2007
M13255	MECH OTHER	0	09/01/2007
P12630	OTHER	0	08/01/2007
C20251	CO ISSUED	0	07/01/2007
B20251	NEW CONSTR	134,112	07/01/2007
R10580	REPAIR/RRF	2,800	07/01/2007

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						
1551/1137	2/19/2008	WD	Q	I		152,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HIGHSMITH JESSICA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 PTO=[YR=2008] N8 W12 S8 E12$ W29 S32
FGR=[YR=2008] S21 E20 N21 W20$ E20 S6 E5 FOP=[YR=2008] 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

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	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