LOT 21
IN OR 1534/130
THE HIDEAWAY #2 PB 7/233

MACK LINDA D
86226 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

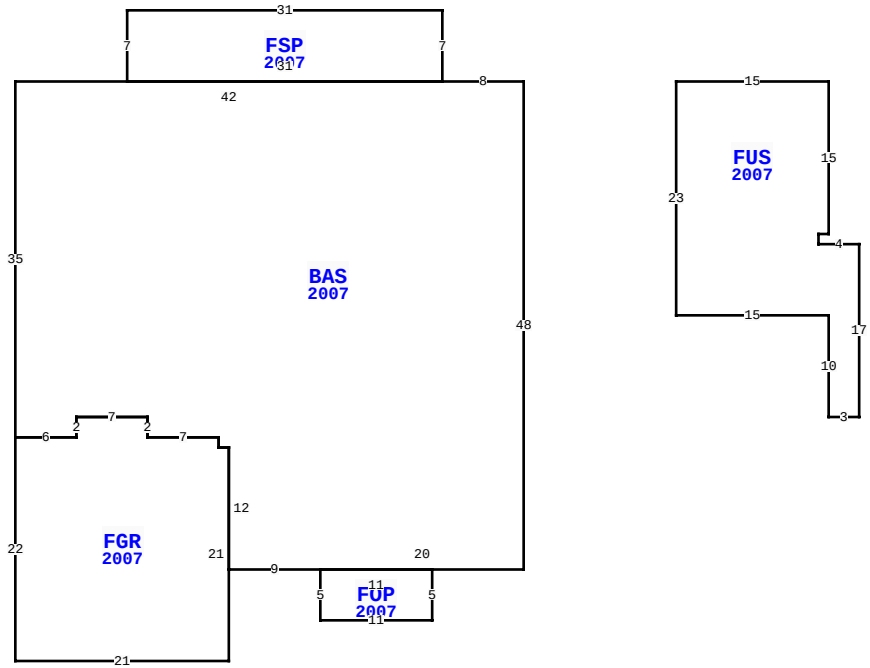
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2007	2,114	213,450
FGR	475	55	2007	261	26,353
FOP	55	30	2007	16	1,616
FSP	217	40	2007	87	8,784
FUS	395	100	2007	395	39,883
TOTALS	3,256			2,873	290,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,873	105.2142	110.47	317,380	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2008 Heated Area: 2509 HX Base Yr 2008



86226 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,085
TOTAL MARKET OB/XF VALUE		2,266
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		347,351
SOH/AGL Deduction		151,043
ASSESSED VALUE		196,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,897
TOTAL JUST VALUE		347,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19628	ELEC OTHER	2,000	07/01/2007
M13150	MECH OTHER	0	07/01/2007
P12526	OTHER	0	07/01/2007
C20113	CO ISSUED	0	06/01/2007
R10495	REPAIR/RRF	2,800	06/01/2007
B20113	NEW CONSTR	213,312	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						
1534/0130	11/05/2007	WD	Q	I		283,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MACK LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W8 FSP=[YR=2007] N7 W31 S7 E31$ W42 S35 FGR=[YR=2007] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6$ E6 N2 E7 S2 E7 S1 E1 S12 E9 FOP=[YR=2007] S5 E11 N5 W11$ E20 N48$ PTR=E15 FUS=[YR=2007] E15 S15 W1 S1 E4 S17 W3 N10 W15 N23$ W15$.

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	
4	1076	TRELLIS A	0	100	10	10	72.00	SF	7.50	7.50	100	2015	2015	3	90	486	

LAND DESCRIPTION

TOTAL OB/XF 2,266

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	000134	C	RES POND	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