LOT 30
THE HIDEAWAY #2 PB 7/233

SPIKES HENRY E JR
86218 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

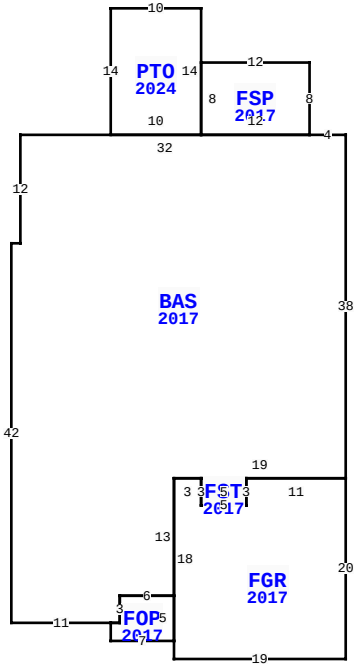
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,664	100	2017	1,664	194,490
FGR	365	55	2017	201	23,493
FOP	32	30	2017	10	1,169
FSP	96	40	2017	38	4,442
FST	15	55	2017	8	935
PTO	140	5	2024	7	818
TOTALS	2,312			1,928	225,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	115.3509	121.12	233,519	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 1664 HX Base Yr 2021



86218 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		225,346
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,346
SOH/AGL Deduction		55,176
ASSESSED VALUE		225,170
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,759
TOTAL JUST VALUE		280,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008126	CO ISSUED	0	09/15/2017
17002772	NEW CONSTR	210,585	04/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/1670	3/30/2020	WD	Q	I	01	242,100
GRANTOR: WHITE BEVIS V & GEORG						
GRANTEE: SPIKES HENRY E JR						
2352/1668	3/10/2020	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITE BEVIS V & GEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W4 W32 S12 W1 S42 E11 E1 N3 E6 N13 E19 N38 $
FGR=[YR=2017;ORIG=-19,56] S2 E19 N20 W11 S3 W5 N3 W3 S18 $
FSP=[YR=2017;ORIG=-4,0] N8 W12 S8 E12 $
FOP=[YR=2017;ORIG=-26,54] S2 E7 N5 W6 S3 W1 $
FST=[YR=2017;ORIG=-11,38] W5 S3 E5 N3 $
PTO=[YR=2024;ORIG=-26,-14] E10 S14 W10 N14 $
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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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS