LOT 63
IN OR 1534/189
THE HIDEAWAY #2 PB 7/233

WHITE MICHAEL TERRELL
86033 HARRAH'S PLACE
YULEE, FL 32097

2026

42-2N-27-4370-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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

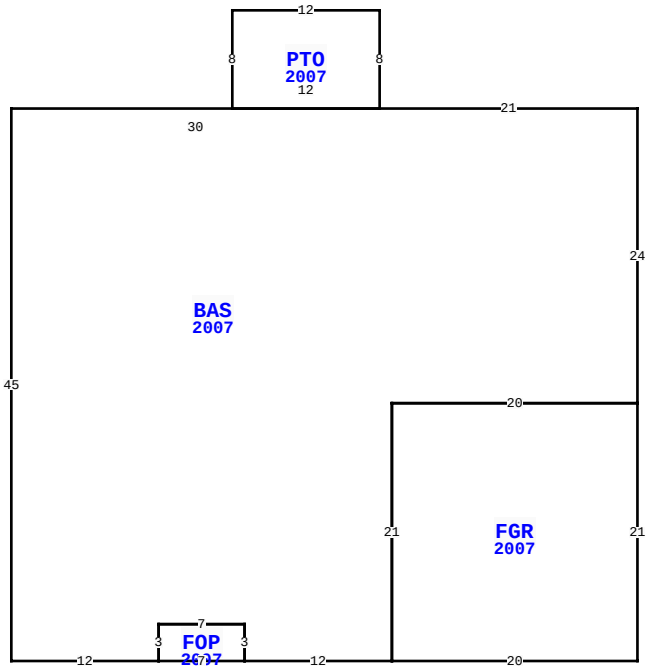
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2007	1,854	193,768
FGR	420	55	2007	231	24,142
FOP	21	30	2007	6	627
PTO	96	5	2007	5	522
TOTALS	2,391			2,096	219,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	109.3827	114.85	240,726	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2024 Heated Area: 1854 HX Base Yr



86033 HARRAHS PL, 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		219,061
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,841
SOH/AGL Deduction		0
ASSESSED VALUE		275,841
TOTAL EXEMPTION VALUE	13	275,841
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		275,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719342	NEW CONSTR	0	02/01/2007
C19342	CO ISSUED	0	02/01/2007
M12708	MECH OTHER	0	02/01/2007

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						
1534/0189	11/05/2007	WD	Q	I		168,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITE MICHAEL TERRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N8 W12 S8 E12$ W30 S45 E12 FOP=[YR=2007] E7 N3 W7 S3$ N3 E7 S3 E12 FGR=[YR=2007] E20 N21 W20 S21$ N21 E20 N24 $.

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