LOT 66
THE HIDEAWAY #2 PB 7/233

LEVI CHRISTY BRYANT & JEFFREY
86048 HARRAHS PL
YULEE, FL 32097

2026

42-2N-27-4370-0066-0000

BUILDING CHARACTERISTICS

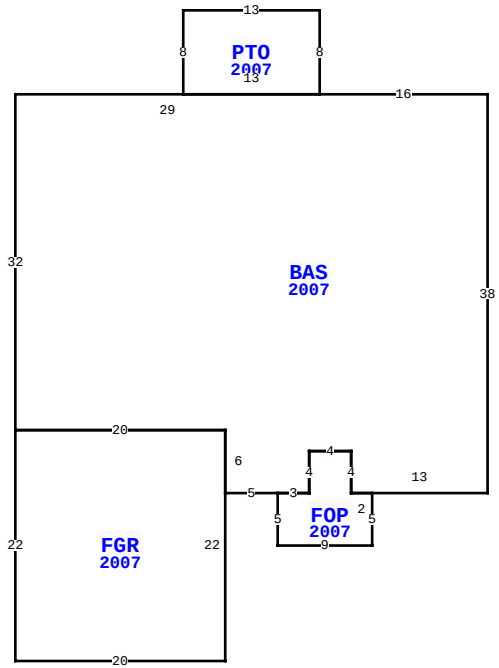
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2007	1,574	177,229
FGR	440	55	2007	242	27,249
FOP	61	30	2007	18	2,027
PTO	104	5	2007	5	563
TOTALS	2,179			1,839	207,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	117.3900	123.26	226,675	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2024 Heated Area: 1574 HX Base Yr 2024



86048 HARRAHS PL, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,068
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,068
SOH/AGL Deduction		179,282
ASSESSED VALUE		82,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,375
TOTAL JUST VALUE		262,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20001	CO ISSUED	141,240	06/01/2007
E19484	ELEC OTHER	2,000	06/01/2007
M13051	MECH OTHER	0	06/01/2007
P006	OTHER	0	06/01/2007
P12444	OTHER	0	06/01/2007
R10420	REPAIR/RRF	2,800	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/914	9/08/2023	WD	Q	I	01	350,000
GRANTOR: TREY MICAIAH A						
GRANTEE: LEVI CHRISTY BRYANT						
2284/0952	6/17/2019	WD	Q	I	01	209,000
GRANTOR: ALLEN CHAD A & BRITTA						
GRANTEE: TREY MICAIAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 PTO=[YR=2007] N8 W13 S8 E13$ W29 S32
FGR=[YR=2007] S22 E20 N22 W20$ E20 S6 E5 FOP=[YR=2007] S5 E9
N5 W2 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