LOT 68
THE HIDEAWAY #2 PB 7/233

WARREN ANGELA LYN
86030 HARRAHS PL
YULEE, FL 32097

2026

42-2N-27-4370-0068-0000

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 70
Interior Floo	08	SHT VINYL 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

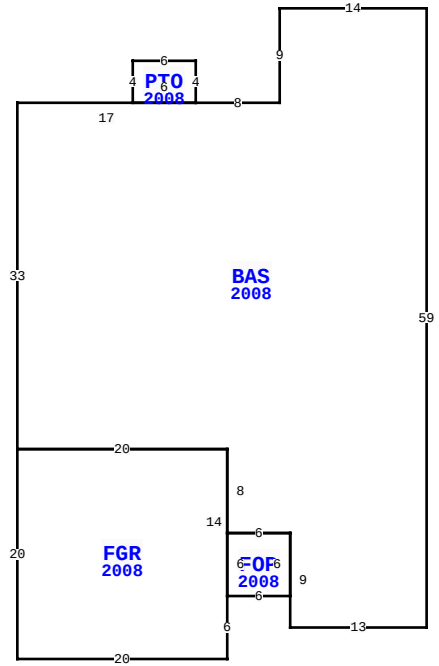
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2008	1,682	178,438
FGR	400	55	2008	220	23,339
FOP	36	30	2008	11	1,167
PTO	24	5	2008	1	107
TOTALS	2,142			1,914	203,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	110.0001	115.50	221,067	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2024 Heated Area: 1682 HX Base Yr



86030 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		203,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,050
SOH/AGL Deduction		0
ASSESSED VALUE		258,050
TOTAL EXEMPTION VALUE	14	258,050
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20350	ELEC OTHER	2,000	01/01/2008
M13573	MECH OTHER	0	01/01/2008
C20874	CO ISSUED	138,204	12/01/2007
R10931	REPAIR/RRF	2,800	12/01/2007
B20874	NEW CONSTR	138,204	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/193	5/31/2023	WD	Q	I	01	300,000
GRANTOR: DOUGHTERY MARGARET CH						
GRANTEE: WARREN ANGELA LYN						
2607/0952	12/09/2022	FJ	U	I	11	0
GRANTOR: HOTRA JOSEPH L EST						
GRANTEE: DOUGHERTY MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 S9 W8 PTO=[YR=2008] N4 W6 S4 E6$ W17 S33
FGR=[YR=2008] S20 E20 N6 FOP=[YR=2008] E6 N6 W6 S6$ N14
W20$ E20 S8 E6 S9 E13 N59$.

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