LOT 73
THE HIDEAWAY #2 PB 7/233

GRAVES VIVIAN DENISE
86160 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0073-0000

BUILDING CHARACTERISTICS

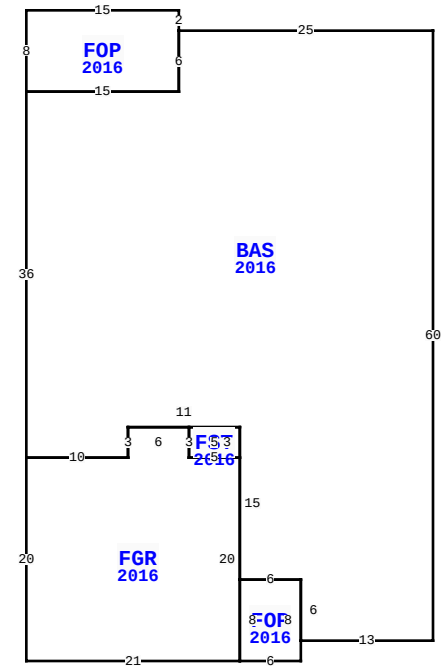
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,863	100	2016	1,863	213,765
FGR	438	55	2016	241	27,653
FOP	48	30	2016	14	1,606
FOP	120	30	2016	36	4,131
FST	15	55	2016	8	918
TOTALS	2,484			2,162	248,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	114.0132	119.71	258,813	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2025 Heated Area: 1863 HX Base Yr 2025



86160 VEGAS BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,072
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		303,072
SOH/AGL Deduction		0
ASSESSED VALUE		303,072
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,661
TOTAL JUST VALUE		303,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531059	CO ISSUED	0	01/22/2016
B1531059	NEW CONSTR	234,644	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/913	5/06/2024	WD	Q	I	01	359,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GRAVES VIVIAN DENIS						
2687/1406	12/26/2023	WD	Q	I	01	325,600
GRANTOR: ESTRADA CASSANDRA R &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FOP=[YR=2016] N2 W15 S8 E15 N6$ S6 W15 S36 FGR=[YR=2016] S20 E21 FOP=[YR=2016] E6 N8 W6 S8$ N20 FST=[YR=2016] N3 W5 S3 E5$ W5 N3 W6 S3 W10$ E10 N3 E11 S15 E6 S6 E13 N60$.

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS