LOT 76
IN OR 1773/1479
THE HIDEAWAY #2 PB 7/233

NOVAK THOMAS & DEBORAH
86152 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0076-0000

NASSAU COUNTY PROPERTY

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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

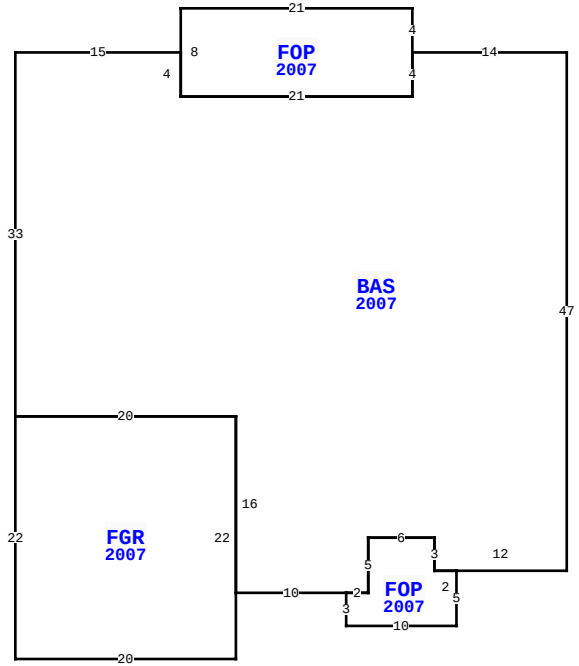
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100	2007	1,992	214,305
FGR	440	55	2007	242	26,035
FOP	64	30	2007	19	2,044
FOP	168	30	2007	50	5,380
TOTALS	2,664			2,303	247,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	112.1610	117.77	271,224	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2016 Heated Area: 1992 HX Base Yr 2016



86152 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		247,763
TOTAL MARKET OB/XF VALUE		2,506
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		305,269
SOH/AGL Deduction		99,862
ASSESSED VALUE		205,407
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,996
TOTAL JUST VALUE		305,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18712	CO ISSUED	0	12/21/2011
B19742	ADDITION	3,900	04/01/2007
M12456	MECH OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1773/1479	12/30/2011	WD	Q	I	01	172,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NOVAK THOMAS & DEBO						
1478/1845	2/15/2007	WD	U	V	19	36,500
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N4 W21 S8 E21 N4$ S4 W21 N4 W15 S33 FGR=[YR=2007] S22 E20 N22 W20$ E20 S16 E10 FOP=[YR=2007] S3 E10 N5 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E12 N47$.

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
2	0911	SCRN RM A	0	100	21	8	168.00	SF	18.00	18.00	100	2007	2007	3	24	726	
4	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 2,506

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