LOT 78
THE HIDEAWAY #2 PB 7/233

PELAR PETER T & SUSAN R L/E/
86148 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0078-0000

BUILDING CHARACTERISTICS

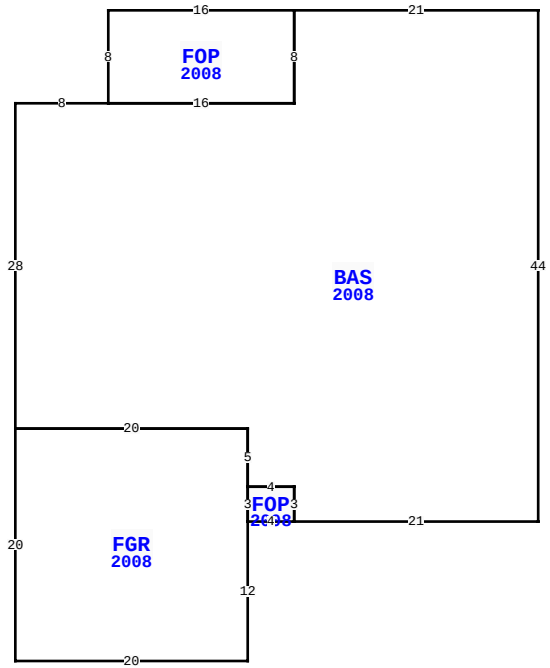
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,616	100	2008	1,616	173,039
FGR	400	55	2008	220	23,558
FOP	12	30	2008	4	428
FOP	128	30	2008	38	4,069
TOTALS	2,156			1,878	201,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	111.0291	116.58	218,937	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2019 Heated Area: 1616 HX Base Yr 2019



86148 VEGAS BLVD, YULEE

BLD DATE		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		201,094
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,094
SOH/AGL Deduction		69,184
ASSESSED VALUE		186,910
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,499
TOTAL JUST VALUE		256,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20813	CO ISSUED	140,118	12/01/2007
E20310	ELEC OTHER	2,000	12/01/2007
M13529	MECH OTHER	0	12/01/2007
R10894	REPAIR/RRF	2,800	12/01/2007
B20813	NEW CONSTR	140,118	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/1684	12/14/2023	QC	U	I	11	100
GRANTOR: PELAR PETER T & SUSAN						
GRANTEE: PELAR MATTHEW R						
2056/1690	7/01/2016	WD	U	I	30	156,000
GRANTOR: PELAR CHRISTOPHER JAS						
GRANTEE: PELAR PETER T & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W21 S8 W16 W8 S28 E20 S5 E4 S3 E21 N44 $
FGR=[YR=2008;ORIG=-45,36] S20 E20 N12 N3 N5 W20 $
FOP=[YR=2008;ORIG=-21,0] W16 S8 E16 N8 $
FOP=[YR=2008;ORIG=-25,44] E4 N3 W4 S3 $
.

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