LOT 80
THE HIDEAWAY #2 PB 7/233

MISSYCAT FAMILY LIVING TRUST/BONFRANCESCO EDWARD I
86147 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0080-0000

BUILDING CHARACTERISTICS

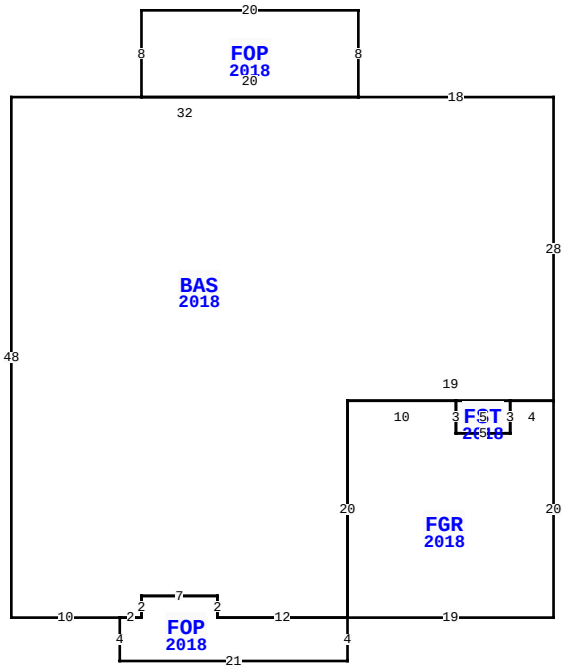
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,006	100	2018	2,006	238,370
FGR	365	55	2018	201	23,885
FOP	98	30	2018	29	3,446
FOP	160	30	2018	48	5,704
FST	15	55	2018	8	951
TOTALS	2,644			2,292	272,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	116.7915	122.63	281,068	2018	2018	0	0	0	3.10	96.90

1 SINGLE FAM 100% - 2023 Heated Area: 2006 HX Base Yr



86147 VEGAS BLVD, 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		272,355
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,355
SOH/AGL Deduction		0
ASSESSED VALUE		327,355
TOTAL EXEMPTION VALUE	13	327,355
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004578	CO ISSUED	0	05/07/2018
17010656	NEW CONSTR	338,152	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/466	10/02/2023	WD	U	I	11	100
GRANTOR: BONFRANCESCO EDWARD I						
GRANTEE: MISSYCAT FAMILY LIV						
2574/0435	6/23/2022	WD	Q	I	01	412,000
GRANTOR: SPEARD MELISSA L &						
GRANTEE: BONFRANCESCO EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N8 W20 S8 E20$ W32 S48 E10
FOP=[YR=2018] S4 E21 N4 FGR=[YR=2018] E19 N20 W4
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2
W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

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