LOT 81
IN OR 2207/136
THE HIDEAWAY #2 PB 7/233

FOWLER GREGORY L
86151 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

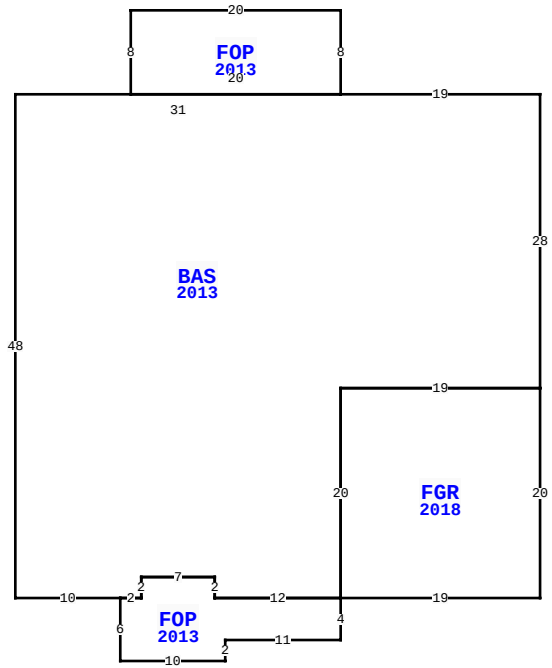
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2013	2,006	231,234
FGR	380	55	2018	209	24,092
FOP	118	30	2013	35	4,034
FOP	160	30	2013	48	5,533
TOTALS	2,664			2,298	264,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,298	116.1741	121.98	280,310	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2019 Heated Area: 2006 HX Base Yr



86151 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		264,893
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		319,893
SOH/AGL Deduction		0
ASSESSED VALUE		319,893
TOTAL EXEMPTION VALUE	13	319,893
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226513	CO ISSUED	0	03/13/2013
E25671	NEW CONSTR	0	12/01/2012
M17777	H/AC	0	12/01/2012
P1216214	NEW CONSTR	0	11/01/2012
B1226513	NEW CONSTR	232,838	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0136	6/27/2018	WD	Q	I	01	261,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FOWLER GREGORY L						
1666/0616	1/28/2010	WD	U	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 FOP=[YR=2013] N8 W20 S8 E20 $ W31 S48 E10
FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2018] E19 N20 W19
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