LOT 83
THE HIDEAWAY #2 PB 7/233

NUNES TABITHA & DOMINGOS G/CAMPBELL VICKEY
86155 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		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

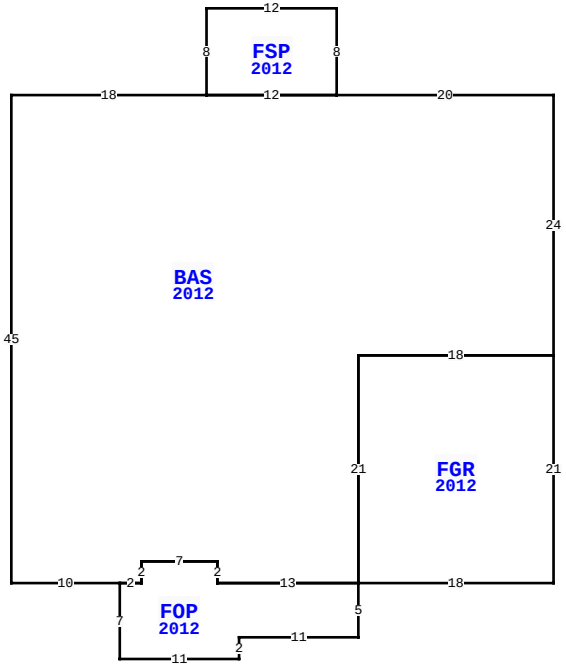
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2012	1,858	202,717
FGR	378	55	2012	208	22,694
FOP	146	30	2012	44	4,800
FSP	96	40	2012	38	4,146
TOTALS	2,478			2,148	234,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	111.1320	116.69	250,650	2012	2012	0	0	0	6.50	93.50

1 SINGLE FAM 0% - 2026 Heated Area: 1858 HX Base Yr



86155 VEGAS BLVD, YULEE

BLD DATE		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	234,358
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	289,358
SOH/AGL Deduction	0
ASSESSED VALUE	289,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,358
TOTAL JUST VALUE	289,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16693	H/AC	0	11/01/2011
E23999	NEW CONSTR	0	11/01/2011
E23912	NEW CONSTR	0	10/01/2011
P15050	NEW CONSTR	0	10/01/2011
B25255	NEW CONSTR	209,400	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1145	11/12/2025	WD	Q	I	01	333,000
GRANTOR: HOLLANDSWORTH RICHARD						
GRANTEE: NUNES TABITHA & DOM						
1848/1463	3/22/2013	WD	Q	I	02	175,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOLLANDSWORTH RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W20 W12 W18 S45 E10 E2 N2 E7 S2 E13 N21 E18 N24 $
FGR=[YR=2012;ORIG=-18,45] E18 N21 W18 S21 $
FOP=[YR=2012;ORIG=-40,45] S7 E11 N2 E11 N5 W13 N2 W7 S2 W2 $
FSP=[YR=2012;ORIG=-20,0] N8 W12 S8 E12 $
.

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	0	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 04/03/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS