LOT 84
IN OR 2070/316
THE HIDEAWAY #2 PB 7/233

ALVAREZ LUIS F
86157 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0084-0000

BUILDING CHARACTERISTICS

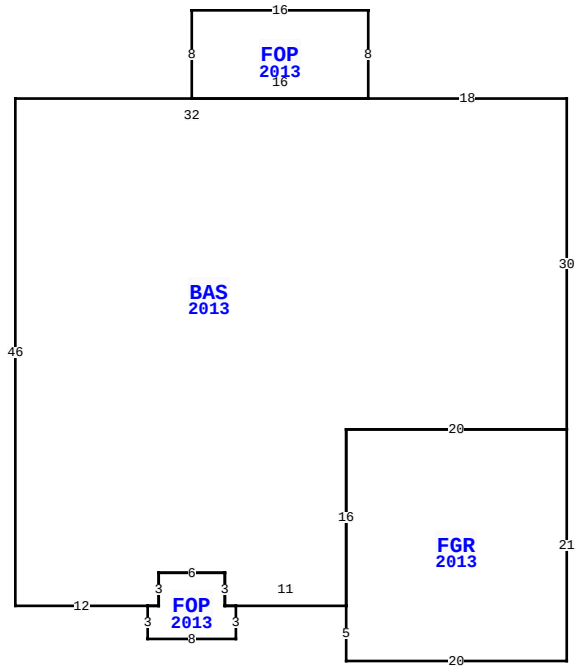
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,962	100	2013	1,962	219,602
FGR	420	55	2013	231	25,856
FOP	42	30	2013	13	1,455
FOP	128	30	2013	38	4,253
TOTALS	2,552			2,244	251,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	112.9842	118.63	266,206	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2017 Heated Area: 1962 HX Base Yr 2017



86157 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		251,165
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		306,165
SOH/AGL Deduction		101,775
ASSESSED VALUE		204,390
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,979
TOTAL JUST VALUE		306,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327465	CO ISSUED	0	11/12/2013
P1316740	NEW CONSTR	0	08/01/2013
B1327465	NEW CONSTR	234,752	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2070/0316	8/31/2016	WD	Q	I	01	198,900
GRANTOR: JONES WILLIAM S						
GRANTEE: ALVAREZ LUIS F						
1891/1327	11/25/2013	WD	Q	I	02	177,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES WILLIAM S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16 $ W32 S46 E12
FOP=[YR=2013] S3 E8 N3 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E11
FGR=[YR=2013] S5 E20 N21 W20 S16 $ N16 E20 N30 $.

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