LOT 127
THE HIDEAWAY #2 PB 7/233

ROTH MATTHEW/CASEY ERIN
86223 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0127-0000

BUILDING CHARACTERISTICS

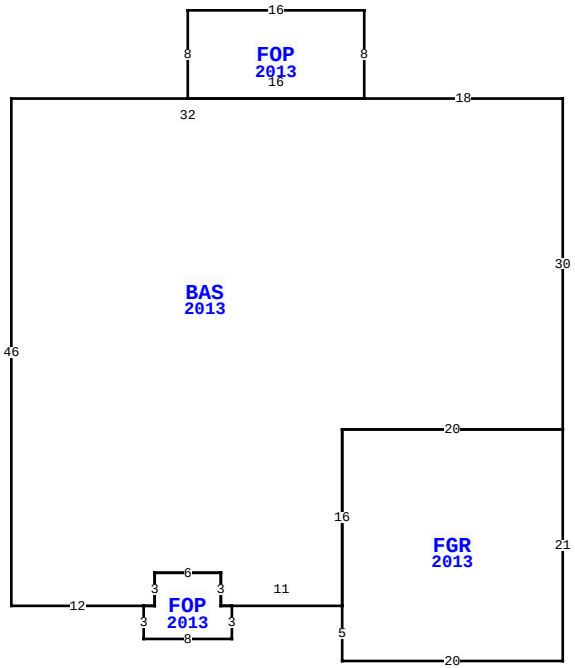
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	211,808
FGR	420	55	2013	231	24,938
FOP	42	30	2013	13	1,403
FOP	128	30	2013	38	4,102
TOTALS	2,552			2,244	242,251

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	108.9711	114.42	256,758	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2025 Heated Area: 1962 HX Base Yr 2025



86223 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		242,251
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,251
SOH/AGL Deduction		16,491
ASSESSED VALUE		280,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,349
TOTAL JUST VALUE		297,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226635	CO ISSUED	0	04/24/2013
E25713	ELEC OTHER	0	01/01/2013
P1316317	NEW CONSTR	0	01/01/2013
B1226635	NEW CONSTR	220,244	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/393	6/21/2024	WD	Q	I	01	350,000
GRANTOR: MORRISON DEVONTA & AL						
GRANTEE: ROTH MATTHEW						
2484/0340	6/28/2021	WD	Q	I	01	305,000
GRANTOR: DEMPSEY LAWRENCE & CY						
GRANTEE: MORRISON DEVONTA &						

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