LOT 129
IN OR 1965/1267
THE HIDEAWAY #2 PB 7/233

SIMMONS JOHN C & JAIME L
86219 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

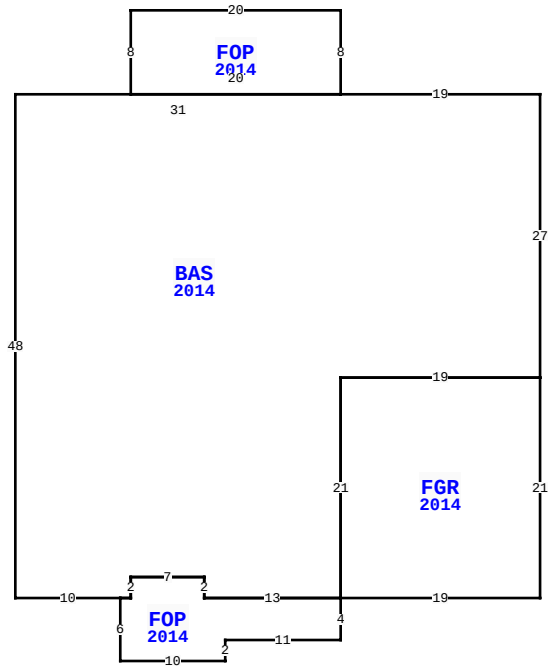
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,987	100	2014	1,987	229,892
FGR	399	55	2014	219	25,338
FOP	118	30	2014	35	4,049
FOP	160	30	2014	48	5,553
TOTALS	2,664			2,289	264,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,289	116.1741	121.98	279,212	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 0 Heated Area: 1987 HX Base Yr



86219 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	264,833
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	319,833
SOH/AGL Deduction	0
ASSESSED VALUE	319,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,833
TOTAL JUST VALUE	319,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428594	CO ISSUED	0	08/21/2014
B1428594	NEW CONSTR	244,103	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1267	2/18/2015	WD	Q	I	01	194,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIMMONS JOHN C & JA						
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N8 W20 S8 E20 $ W31 S48 E10
FOP=[YR=2014] S6 E10 N2 E11 N4 FGR=[YR=2014] E19 N21 W19
S21 $ W13 N2 W7 S2 W1 $ E1 N2 E7 S2 E13 N21 E19 N27 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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