LOT 130
IN OR 1734/218
THE HIDEAWAY #2 PB 7/233

WILKINSON GAIL
86217 VEGAS BLVD
YULEE, FL 32097

**2026**

**42-2N-27-4370-0130-0000**

## BUILDING CHARACTERISTICS

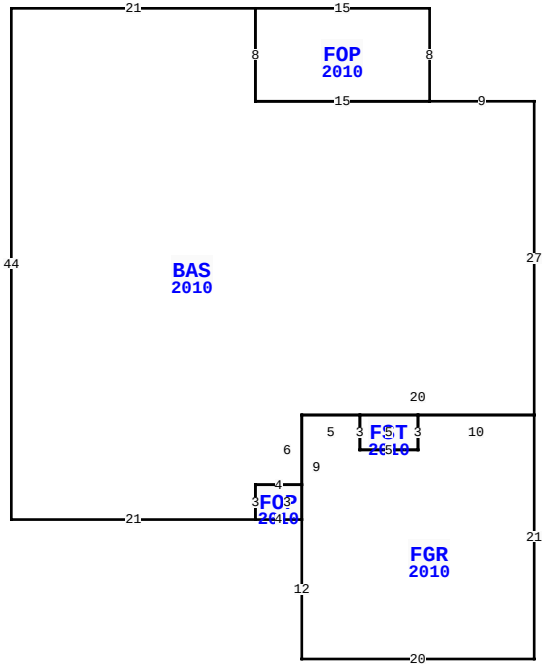
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,596 | 100 | 2010 | 1,596 | 175,959 |
| FGR | 405 | 55 | 2010 | 223 | 24,586 |
| FOP | 12 | 30 | 2010 | 4 | 441 |
| FOP | 120 | 30 | 2010 | 36 | 3,969 |
| FST | 15 | 55 | 2010 | 8 | 882 |
| TOTALS | 2,148 | | | 1,867 | 205,837 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,867 | 113.0871 | 118.74 | 221,688 | 2010 | 2010 | 0 | 0 | 0 | 7.15 | 92.85 |

1 SINGLE FAM 100% - 2012 Heated Area: 1596 HX Base Yr 2012




86217 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 | | 205,837 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 260,837 |
| SOH/AGL Deduction | | 115,633 |
| ASSESSED VALUE | | 145,204 |
| TOTAL EXEMPTION VALUE | VX HX HB WX | 61,411 |
| BASE TAXABLE VALUE | | 83,793 |
| TOTAL JUST VALUE | | 260,837 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 269,239 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23450 | CO ISSUED | 0 | 07/23/2010 |
| M15288 | H/AC | 0 | 05/01/2010 |
| P14248 | OTHER | 0 | 04/01/2010 |
| B23450 | NEW CONSTR | 212,446 | 04/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1734/0218 | 4/05/2011 | WD | Q | I | 02 | 142,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: WILKINSON WILLIAM T | | | | | | |
| 1553/1151 | 3/03/2008 | WD | U | V | 07 | 100 |
| GRANTOR: HIDEAWAY DEVELOPMENT | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W9 FOP=[YR=2010] N8 W15 S8 E15$ W15 N8 W21 S44 E21 FOP=[YR=2010] E4 FGR=[YR=2010] S12 E20 N21 W10 FST=[YR=2010] W5 S3 E5 N3$ S3 W5 N3 W5 S9$ N3 W4 S3$ N3 E4 N6 E20 N27$.

## 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