LOT 144
IN OR 1515/976
THE HIDEAWAY #2 PB 7/233

BELCHER WILLIAM P JR/COOK MARY E
86177 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

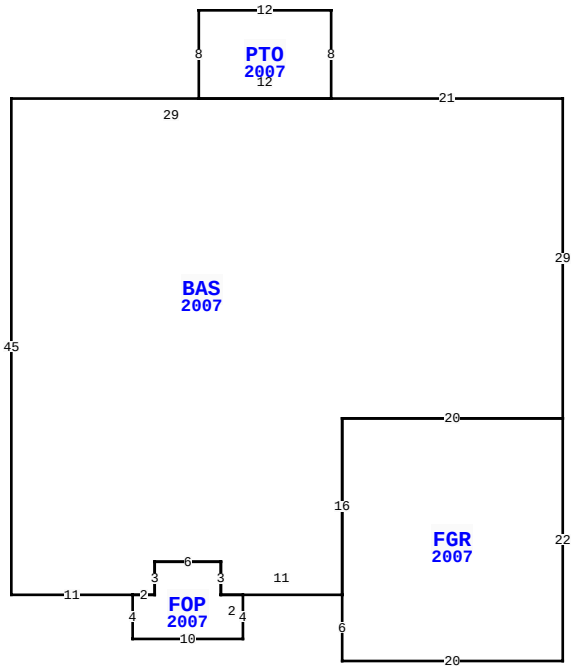
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,912	100	2007	1,912	201,734
FGR	440	55	2007	242	25,533
FOP	58	30	2007	17	1,794
PTO	96	5	2007	5	528
TOTALS	2,506			2,176	229,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	110.0001	115.50	251,328	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2008 Heated Area: 1912 HX Base Yr 2008



86177 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		229,588
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		286,368
SOH/AGL Deduction		127,033
ASSESSED VALUE		159,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,924
TOTAL JUST VALUE		286,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19407	CO ISSUED	0	02/01/2007
E18766	ELEC OTHER	2,000	02/01/2007
M12731	MECH OTHER	0	02/01/2007
R10054	REPAIR/RRF	2,800	02/01/2007
B19407	NEW CONSTR	166,056	02/01/2007
P12120	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1151	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						
1541/0527	12/17/2007	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N8 W12 S8 E12$ W29 S45 E11
FOP=[YR=2007] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11
FGR=[YR=2007] S6 E20 N22 W20 S16$ N16 E20 N29$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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