LOT 145
IN OR 2291/1172
THE HIDEAWAY #2 PB 7/233

KEEN ELIZABETH A
86175 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

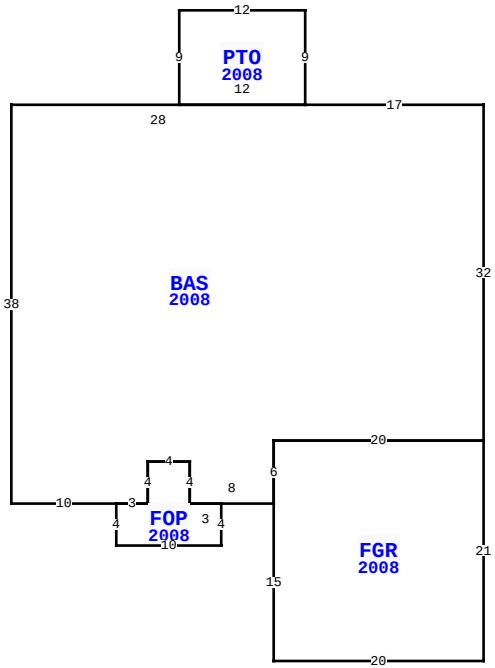
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,574	100	2008	1,574	169,586
FGR	420	55	2008	231	24,889
FOP	56	30	2008	17	1,831
PTO	108	5	2008	5	539
TOTALS	2,158			1,827	196,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	113.2950	118.96	217,340	2008	2008	0	0	0	9.43	90.57

1 SINGLE FAM 100% - 0 Heated Area: 1574 HX Base Yr 2019



86175 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		196,845
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		253,645
SOH/AGL Deduction		108,006
ASSESSED VALUE		145,639
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,228
TOTAL JUST VALUE		253,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19977	ELEC OTHER	2,000	09/01/2007
M13329	MECH OTHER	0	09/01/2007
P12694	OTHER	0	09/01/2007
C20352	CO ISSUED	0	08/01/2007
R10611	REPAIR/RRF	2,800	08/01/2007
B20352	NEW CONSTR	134,112	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/1172	7/19/2019	QC	U	I	11	100
GRANTOR: CARTER JEREMY & SARA						
GRANTEE: KEEN ELIZABETH A						
2227/1404	10/03/2018	QC	U	I	11	100
GRANTOR: KEEN ELIZABETH A						
GRANTEE: CARTER JEREMY & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 PTO=[YR=2008] N9 W12 S9 E12$ W28 S38 E10
FOP=[YR=2008] S4 E10 N4 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E8
FGR=[YR=2008] S15 E20 N21 W20 S6$ N6 E20 N32$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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