LOT 146
IN OR 1510/1022
THE HIDEAWAY #2 PB 7/233

BRADLEY BOBBY B & SUSAN
86173 VEGAS BLVD
YULEE, FL 32097

2026

42-2N-27-4370-0146-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

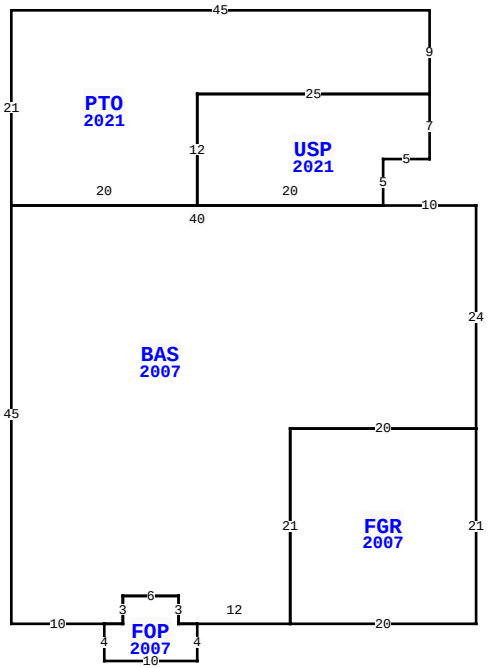
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,812	100	2007	1,812	191,534
FGR	420	55	2007	231	24,417
FOP	58	30	2007	17	1,797
PTO	645	5	2021	32	3,383
USP	275	30	2021	82	8,668
TOTALS	3,210			2,174	229,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	111.0291	116.58	253,445	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2008 Heated Area: 1812 HX Base Yr 2008



86173 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		229,799
TOTAL MARKET OB/XF VALUE		5,263
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,062
SOH/AGL Deduction		125,154
ASSESSED VALUE		164,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,497
TOTAL JUST VALUE		290,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004632	SCRN ENCL	12,413	08/17/2020
M12844	MECH OTHER	0	04/01/2007
E18918	ELEC OTHER	2,000	03/01/2007
C19493	CO ISSUED	0	02/01/2007
R10122	REPAIR/RRF	2,800	02/01/2007
B19493	NEW CONSTR	159,258	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] W10 USP=[YR=2021] N5 E5 N7 PTO=[YR=2021] N9 W45 S21 E20 N12 E25 $ W25 S12 E20$ W40 S45 E10 FOP=[YR=2007] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 FGR=[YR=2007] E20 N21 W20S21$ N21 E20 N24$.

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	
3	0911	SCRN RM A	0	100	9	25	225.00	SF	18.00	18.00	100	2021	2021	3	86	3,483	

LAND DESCRIPTION

TOTAL OB/XF 5,263

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