

LOT 7
IN OR 1582/1045
THE HIDEAWAY #3 REPLAT

KELLEHER JOHN S
86071 CAESARS AVE
YULEE, FL 32097

2023

42-2N-27-4371-0007-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	17	CB STUCCO 100	0100	01	2,053	116.4240	105.07	215,709	2008	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2010													Heated Area: 1753																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2010																									
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																									
Interior Floo	14	CARPET 70														Tax Group: 4													Tax Dist:												
Interior Floo	08	SHT VINYL 30														BUILDING MARKET VALUE													200,609												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													3,065												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													50,000												
Bedrooms		3 100														TOTAL MARKET VALUE													253,674												
Bathrooms		2 100														SOH/AGL Deduction													115,214												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													138,460												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Units	0	0 100														BASE TAXABLE VALUE													88,460												
Occupancy	00	NONE 100	TOTAL JUST VALUE													253,674																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													218,841																									
Quality			05	Quality Level 05																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM																MKT AREA 04																									
NEIGHBORHOOD/LOC			4071.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,753	100	1,753	171,295																																					
FGR	441	55	243	23,745																																					
FOP	36	30	11	1,075																																					
FOP	152	30	46	4,495																																					
TOTALS			2,382	2,053	200,609																																				
EXTRA FEATURES					86071 CAESARS AVE, YULEE																																				
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																										
1	0810	CONCRETE A	0 100	0 0	485.00	SF	6.50	6.50	100	2008	2008	3	90	2,837																											
2	0810	CONCRETE A	0 100	13 3	39.00	SF	6.50	6.50	100	2008	2008	3	90	228																											
TOTAL OB/XF 3,065																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																								
REVIEW DATE 12/28/2019 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																									