LOT 10
THE HIDEAWAY #3 REPLAT
PB 7/313

LEON THOMAS M/LEIGHTLEY GABRIELLA G
86097 CAESARS AVE
YULEE, FL 32097

2023

42-2N-27-4371-0010-0000

BUILDING CHARACTERISTICS

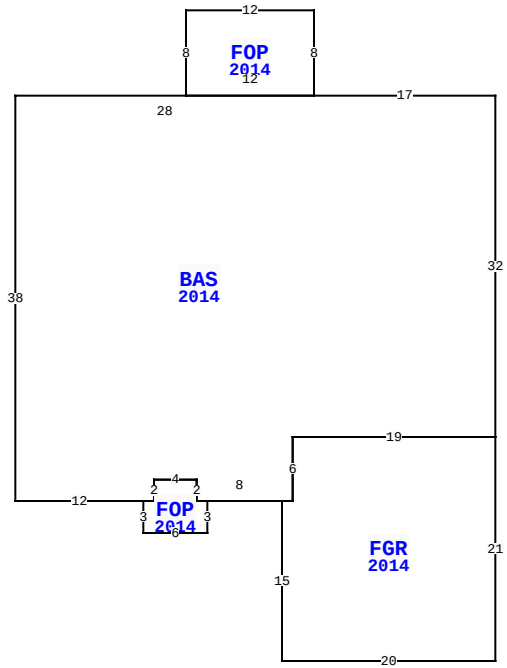
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,588	100	1,588	171,487
FGR	414	55	228	24,621
FOP	26	30	8	864
FOP	96	30	29	3,131
TOTALS	2,124		1,853	200,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	124.1856	112.08	207,684	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1588 HX Base Yr 2021



86097 CAESARS AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,104
TOTAL MARKET OB/XF VALUE		2,524
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,628
SOH/AGL Deduction		50,065
ASSESSED VALUE		202,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,563
TOTAL JUST VALUE		252,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B142873	CO ISSUED	0	09/15/2014
B1428773	NEW CONSTR	197,403	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/0328	3/27/2020	WD	Q	I	02	228,000
GRANTOR: BATTE BRADLEY M & HEI						
GRANTEE: LEON THOMAS M & GAB						
1961/1234	1/23/2015	WD	Q	I	01	171,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BATTE BRADLEY M & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 $ W28 S38 E12
FOP=[YR=2014] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2014] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 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
1	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	100	2014	2014	3	95	2,524	

LAND DESCRIPTION

TOTAL OB/XF 2,524

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS