

LOT 11
IN OR 1961/1252
THE HIDEAWAY #3 REPLAT

LYMAN CORNELIUS J & MARYANNE C
86109 CAESARS AV
YULEE, FL 32097

2023

42-2N-27-4371-0011-0000



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 70
Interior Floo	11	CLAY TILE 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	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	1,602	100	1,602	169,541
FGR	456	55	251	26,564
FOP	36	30	11	1,164
FOP	96	30	29	3,069
TOTALS	2,190		1,893	200,338

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	496.00	SF	5.20	5.20	100	2014	2014	3

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE 12/28/2019 BY NWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,893	121.7062	109.84	207,927	2014	2014	0	0	0	3.65	96.35	
1 SINGLE FAM - 100% - 2016 Heated Area: 1602 HX Base Yr 2016													
BLD DATE	05/17/2022					NW	LGL DATE						
XF DATE							LAND DATE						
INC DATE							AG DATE						

86109 CAESARS AVE, YULEE

TOTAL OB/XF													
2,450													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	496.00	SF	5.20	5.20	100	2014	2014	3

TOTAL OB/XF													
2,450													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	496.00	SF	5.20	5.20	100	2014	2014	3

REVIEW DATE 12/28/2019 BY NWA

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													
4													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE													
200,338													
TOTAL MARKET OB/XF VALUE													
2,450													
TOTAL LAND VALUE - MARKET													
50,000													
TOTAL MARKET VALUE													
252,788													
SOH/AGL Deduction													
87,386													
ASSESSED VALUE													
165,402													
TOTAL EXEMPTION VALUE													
55,000													
BASE TAXABLE VALUE													
110,402													
TOTAL JUST VALUE													
252,788													
NCON VALUE													
0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
218,540													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428726	CO ISSUED	0	09/15/2014
B1428726	NEW CONSTR	201,304	05/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1961/1252	1/20/2015	WD	Q	I	01	167,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: LYMAN CORNELIUS J &									
1882/0059	9/12/2013	SW	U	V	37	144,900			
GRANTOR: DECATUR PROPERTIES IN									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 \$ W29 S39 E21 FOP=[YR=2014] S4 E5 FGR=[YR=2014] S10 E20 N24 W12 S3 W8 S11 \$ N8 W4 S4 W1 \$ E1 N4 E4 N3 E8 N3 E12 N29 \$.													

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