LOT 12
THE HIDEAWAY #3 REPLAT
PB 7/313

**O'DONNELL BRIGITTE & RYAN**
86119 CAESARS AVENUE
YULEE, FL 32097

**2023**

**42-2N-27-4371-0012-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

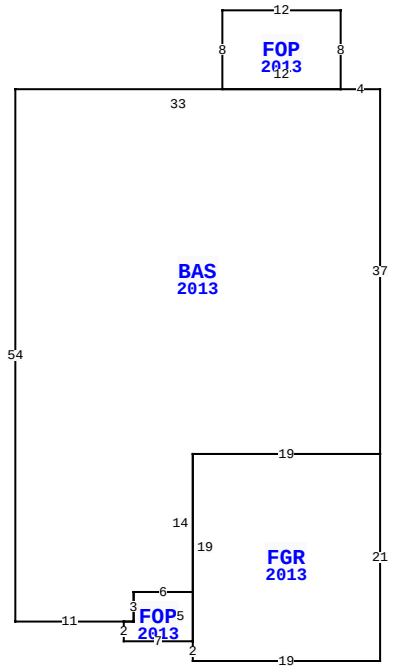
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 1,657 | 100 | 1,657 | 176,453 |
| FGR | 399 | 55 | 219 | 23,321 |
| FOP | 32 | 30 | 10 | 1,065 |
| FOP | 96 | 30 | 29 | 3,088 |
| TOTALS | 2,184 | | 1,915 | 203,927 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,915 | 123.1076 | 111.10 | 212,756 | 2013 | 2013 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1657 HX Base Yr 2023




86119 CAESARS AVE, YULEE

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 203,927 |
| TOTAL MARKET OB/XF VALUE | | 3,443 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 257,370 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 257,370 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 207,370 |
| TOTAL JUST VALUE | | 257,370 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,927 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327622 | CO ISSUED | 0 | 01/09/2014 |
| B1327622 | NEW CONSTR | 197,974 | 08/01/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2570/1900 | 6/09/2022 | WD | Q | I | 01 | 325,000 |
| GRANTOR: TAYLOR TANYA J | | | | | | |
| GRANTEE: O'DONNELL BRIGITTE | | | | | | |
| 2398/1256 | 10/05/2020 | WD | Q | I | 02 | 235,000 |
| GRANTOR: SHARPE BRANDON A & DA | | | | | | |
| GRANTEE: TAYLOR TANYA J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2013] W4 FOP=[YR=2013] N8 W12 S8 E12 $ W33 S54 E11
FOP=[YR=2013] S2 E7 FGR=[YR=2013] S2 E19 N21 W19 S19 $ N5
W6 S3 W1 $ E1 N3 E6 N14 E19 N37 $ .

### 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 | 697.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 95 | 3,443 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,443

| 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 12/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS