LOT 16
IN OR 2079/1955
THE HIDEAWAY #3 REPLAT

MCCLELLAN JONATHAN & TAMMY L
86104 CAESARS AV
YULEE, FL 32097

2023

42-2N-27-4371-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	05	Quality Level 05

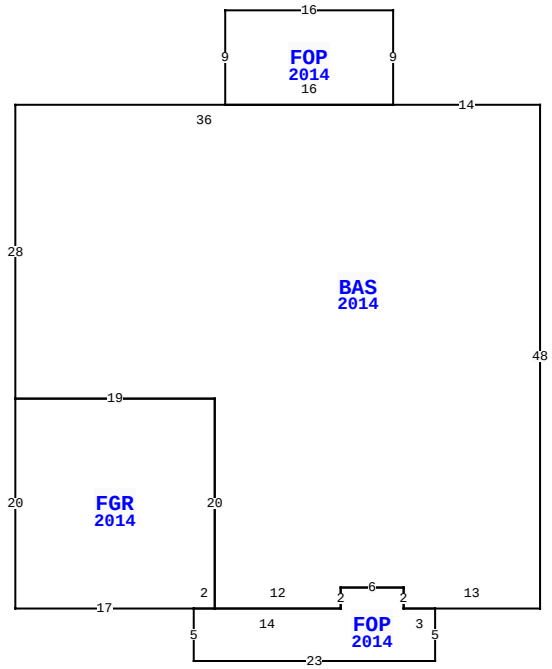
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2,008	213,207
FGR	380	55	209	22,191
FOP	127	30	38	4,035
FOP	144	30	43	4,565
TOTALS	2,659		2,298	243,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,298	121.9218	110.03	252,849	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2008 HX Base Yr



86104 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		243,999
TOTAL MARKET OB/XF VALUE		2,989
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		296,988
SOH/AGL Deduction		70,778
ASSESSED VALUE		226,210
TOTAL EXEMPTION VALUE	13	226,210
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		296,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327803	CO ISSUED	0	02/11/2014
B1327803	NEW CONSTR	216,283	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/1955	10/21/2016	WD	Q	I	01	211,000
GRANTOR: FARKAS AARON R						
GRANTEE: MCCLELLAN JONATHAN						
1914/1697	4/18/2014	WD	Q	I	02	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FARKAS AARON R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] N9 W16 S9 E16 $ W36 S28
FGR=[YR=2014] S20 E17 FOP=[YR=2014] S5 E23 N5 W3 N2 W6 S2
W14 $E2 N20 W19 $ E19 S20 E12 N2 E6 S2 E13 N48 $.

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	605.00	SF	5.20	5.20	100	2014	2014	3	95	2,989	

LAND DESCRIPTION

TOTAL OB/XF 2,989

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