

LOT 18
IN OR 2019/1748
THE HIDEAWAY #3 REPLAT

MORGAN JEFFREY ALAN
86066 CAESARS AVE
YULEE, FL 32097

2023

42-2N-27-4371-0018-0000



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	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 70	0100	01	1,948	120.3048	108.58	211,514	2015	2015	0	0	0	3.15	96.85	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0													Heated Area: 1688 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 204,851													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 2,159													
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET 50,000													
Interior Floor	11	CLAY TILE 20														TOTAL MARKET VALUE 257,010													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 21,977													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 235,033													
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 235,033													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 257,010													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 222,031																										
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	1,688	100	1,688	177,510																									
FGR	384	55	211	22,188																									
FOP	40	30	12	1,262																									
FOP	96	30	29	3,050																									
FST	15	55	8	842																									
TOTALS		2,223	1,948	204,851																									
EXTRA FEATURES																				86066 CAESARS AVE, YULEE									
BLD DATE		05/17/2022 NW																		LGL DATE									
XF DATE																				LAND DATE									
INC DATE																				AG DATE									
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	0	0	0	326.00	SF	6.50	6.50	100	2015	2015	3	96	2,034													
2	0810	CONCRETE A	0	0	0	0	20.00	SF	6.50	6.50	100	2015	2015	3	96	125													
LAND DESCRIPTION																				TOTAL OB/XF 2,159									
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
REVIEW DATE 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																													