LOT 20
THE HIDEAWAY #3 REPLAT
PB 7/313

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2023

42-2N-27-4371-0020-0000

BUILDING CHARACTERISTICS

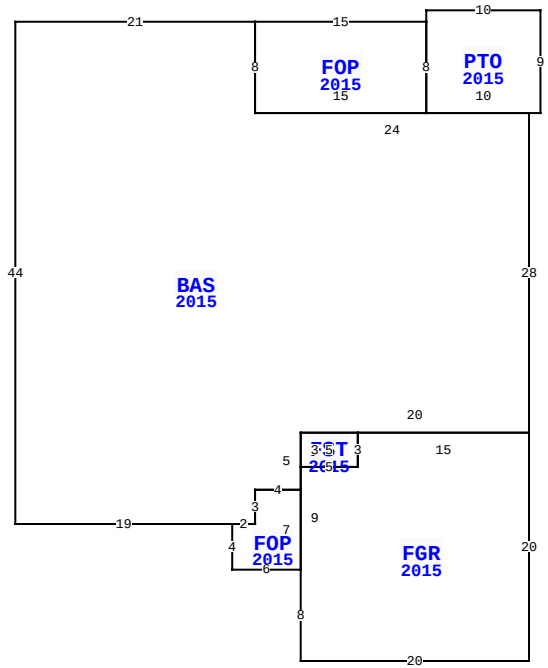
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,616	100	1,616	179,654
FGR	385	55	212	23,568
FOP	36	30	11	1,223
FOP	120	30	36	4,002
FST	15	55	8	889
PTO	90	5	4	444
TOTALS	2,262		1,887	209,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	126.9884	114.61	216,269	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1616 HX Base Yr



86016 CAESARS AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	209,781
TOTAL MARKET OB/XF VALUE	3,083
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	262,864
SOH/AGL Deduction	0
ASSESSED VALUE	262,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,864
TOTAL JUST VALUE	262,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530071	CO ISSUED	0	07/28/2015
B1530071	NEW CONSTR	201,003	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0479	9/06/2022	WD	Q	I	01	363,000
GRANTOR: LEE COURTNEY						
GRANTEE: SHV HOMES 1 LLC						
2387/1466	8/25/2020	WD	Q	I	01	230,000
GRANTOR: JOINER ELIZABETH H &						
GRANTEE: LEE COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W10 S1 FOP=[YR=2015] W15 BAS=[YR=2015] W21 S44 E19 FOP=[YR=2015] S4 E6 FGR=[YR=2015] S8 E20 N20 W15 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 S9 $ N7 W4 S3 W2$ E2 N3 E4 N5 E20 N28 W24 N8$ S8 E15 N8$ S8 E10 N9$.

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	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	458.00	SF	6.50	6.50	100	2015	2015	3	96	2,858	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2015	2015	3	96	225	

LAND DESCRIPTION

TOTAL OB/XF 3,083

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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