

LOT 21
IN OR 2024/867
THE HIDEAWAY #3 REPLAT

BALK JOHN E & CONSTANCE A
86008 CAESARS AVENUE
YULEE, FL 32097

2023

42-2N-27-4371-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	1,611	169,064
FGR	380	55	209	21,933
FOP	25	30	8	839
FOP	96	30	29	3,043
FST	15	55	8	839

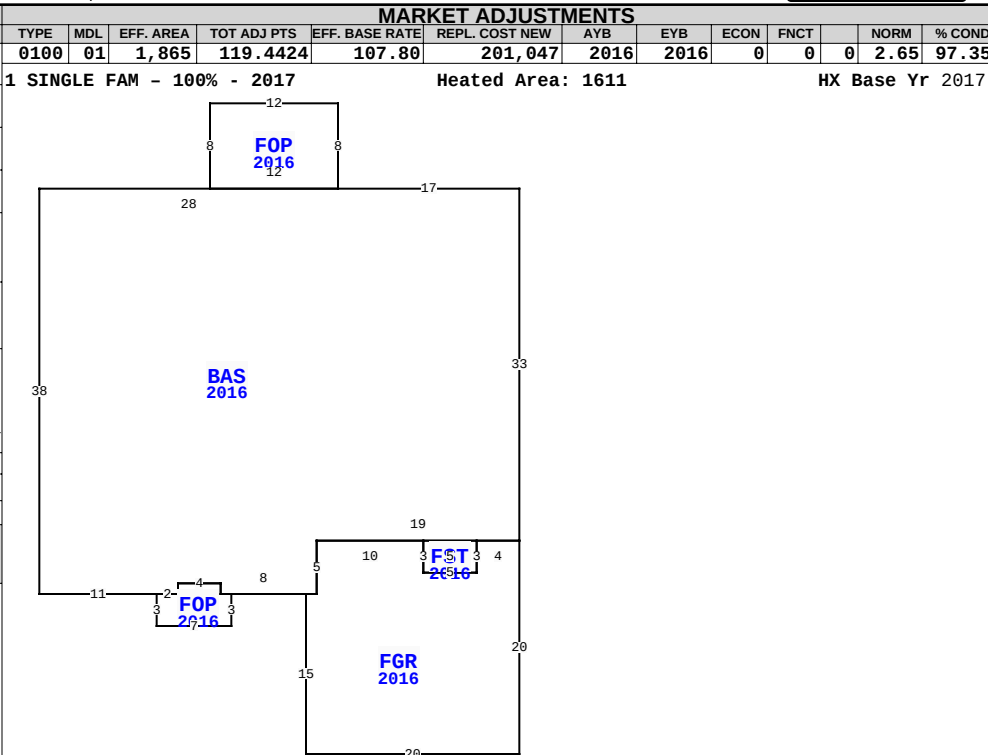
TOTALS	2,127		1,865	195,719
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EXTRA FEATURES

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	0 100	22	3	66.00	SF	6.50	6.50	100	2016	2016	3	97	416	
2	0810	CONCRETE A	0 100	0	0	530.00	SF	6.50	6.50	100	2016	2016	3	97	3,342	
3	0866	POOL FIBER	0 100	0	0	260.00	SF	72.00	72.00	100	2020	2020	3	93	17,410	
4	0810	CONCRETE A	0 100	0	0	318.00	SF	6.50	6.50	100	2020	2020	3	99	2,046	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



86008 CAESARS AVE, YULEE

BLD DATE	05/17/2022	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,865	119.4424	107.80	201,047	2016	2016	0	0	2.65	97.35

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,719
TOTAL MARKET OB/XF VALUE		23,214
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,933
SOH/AGL Deduction		89,190
ASSESSED VALUE		179,743
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,743
TOTAL JUST VALUE		268,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006473	SWIM POOL	38,000	06/18/2019
B1531006	CO ISSUED	0	01/12/2016
B1531006	NEW CONSTR	201,602	08/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2024/0867	1/15/2016	WD Q	I	01	
					171,800

GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: BALK JOHN E & CONST					
1862/1219	6/05/2013	SW U	V	37	64,400
GRANTOR: DECATUR PROPERTIES IN					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] N8 W12 S8 E12\$ W28 S38 E11
FOP=[YR=2016] S3 E7 N3 W1 N1 W4 S1 W2\$ E2 N1 E4 S1 E8
FGR=[YR=2016] S15 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3
W5 N3 W10 S5 W1\$ E1 N5 E19 N33\$.