LOT 27
IN OR 1624/708
THE HIDEAWAY #3 REPLAT

CRUIKSHANK RICHARD & ELIZABETH
86239 CAESARS AVE
YULEE, FL 32097

2023

42-2N-27-4371-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

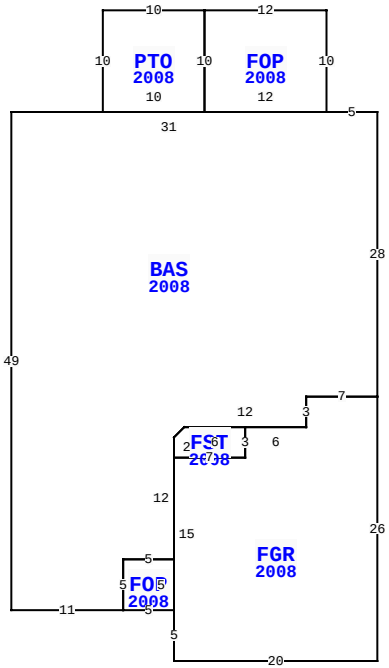
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,359	100	1,359	138,407
FGR	460	55	253	25,766
FOP	25	30	8	815
FOP	120	30	36	3,667
FST	21	55	12	1,222
PTO	100	5	5	510
TOTALS	2,085		1,673	170,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	120.8900	109.10	182,524	2008	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 0 Heated Area: 1359 HX Base Yr



86239 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	170,386
TOTAL MARKET OB/XF VALUE	3,229
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	223,615
SOH/AGL Deduction	20,090
ASSESSED VALUE	203,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,525
TOTAL JUST VALUE	223,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21708	CO ISSUED	0	06/02/2009
M14084	MECH OTHER	0	08/01/2008
B21708	NEW CONSTR	130,944	07/01/2008
E21095	ELEC OTHER	2,000	07/01/2008
R11418	REPAIR/RRF	2,000	07/01/2008
P13364	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1624/0708	6/05/2009	WD	Q	I	01	147,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: CRUIKSHANK RICHARD						
1572/1929	6/23/2008	WD	U	V	19	41,500
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	498.00	SF	6.50	6.50	100	2008	2008	3	90	2,913	
2	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	2008	2008	3	90	316	

BUILDING DIMENSIONS

BAS=[YR=2008] W5 FOP=[YR=2008] N10 W12 PTO=[YR=2008] W10 S10 E10 N10$ S10 E12$ W31 S49 E11 FOP=[YR=2008] E5 FGR=[YR=2008] S5 E20 N26 W7 S3 W6 FST=[YR=2008] W6 D1 L1 S2 E7 N3$ S3 W7 S15$ N5 W5 S5$ N5 E5 N12 U1 R1 E12 N3 E7 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,229

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	0			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