

LOT 31
THE HIDEAWAY #3 REPLAT
PB 7/313

BERRY LINDA R & EDWARD J L/E/
86267 CAESARS AVE
YULEE, FL 32097

2023

42-2N-27-4371-0031-0000



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	PAGE 1 of 1 4																																																																													
Exterior Wall	10	ABOVE AVG 100	0100	01	1,551	125.6640	113.41	175,899	2008	2008	0	0	0	6.50	93.50	VALUATION BY STANDARD																																																																													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017														Heated Area: 1274														HX Base Yr 2017																																																														
Roof Cover	03	COMP SHNGL 100																																																																																											
Interior Wall	05	DRYWALL 100																																																																																											
Interior Floo	08	SHT VINYL 70																																																																																											
Interior Floo	14	CARPET 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																																																																																						
NEIGHBORHOOD/LOC			4071.00																																																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																									
BAS	1,274	100	1,274	135,093																																																																																									
FGR	420	55	231	24,495																																																																																									
FOP	14	30	4	424																																																																																									
USP	140	30	42	4,453																																																																																									
TOTALS			1,848		1,551	164,466																																																																																							
EXTRA FEATURES			86267 CAESARS AVE, YULEE																																																																																										
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	0	0	443.00	SF	6.50	6.50	100	2008	2008	3	90	2,592																																																																													
2	0810	CONCRETE A	0	100	0	0	117.00	SF	6.50	6.50	100	2008	2008	3	90	684																																																																													
3	0855	CONC PAVER	0	100	10	10	100.00	SF	10.00	10.00	100	2013	2013	3	95	950																																																																													
TOTAL OB/XF																												4,226																																																																	
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																																																																												
REVIEW DATE 12/28/2017 BY SBX																												Total Acres: 0.00											Total Land Value: 50,000											Market: 0											Agricultural: 0											Common: 50,000											PRINTED 08/02/2023 BY SYS										