

LOT 78
THE HIDEAWAY #3 REPLAT
PB 7/313

WALLER JENNIFER L
86210 CAESARS AVE
YULEE, FL 32097

2023

42-2N-27-4371-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	1,315	100	1,315	140,186
FGR	418	55	230	24,519
FOP	12	30	4	427
PTO	80	5	4	427
TOTALS	1,825		1,553	165,558

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	491.00	SF	6.50	6.50	100	2009
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	2009

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	125.6640	113.41	176,126	2009	2009	0	0	0	6.00	94.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1315 HX Base Yr 2022												
BLD DATE 05/17/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

86210 CAESARS AVE, YULEE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		165,558	
TOTAL MARKET OB/XF VALUE		3,649	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		219,207	
SOH/AGL Deduction		23,634	
ASSESSED VALUE		195,573	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		145,573	
TOTAL JUST VALUE		219,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22906	CO ISSUED	0	11/30/2009
E0922183	ELEC OTHER	1,500	10/01/2009
M0914880	H/AC	0	10/01/2009
P0913957	OTHER	0	10/01/2009
R0912114	REPAIR/RRF	2,506	10/01/2009
B0922906	NEW CONSTR	119,526	10/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2353/0812	4/09/2020	WD	Q	I	01
GRANTOR: SNOW ERIC & NANETTE (					
GRANTEE: WALLER JENNIFER L					
1653/0038	12/09/2009	WD	Q	I	01
GRANTOR: PERFECT FIT BUILDERS					
GRANTEE: SNOW ERIC & NANETTE					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2009] W13 PTO=[YR=2009] N8 W10 S8 E10\$ W32 S30 FGR=[YR=2009] S22 E19 N22 W19\$ E19 N3 E11 FOP=[YR=2009] E4 N3 W4 S3\$ N3 E4 S8 E11 N32\$.												