

LOT 81
THE HIDEAWAY #3 REPLAT
PB 7/313

SEARS JASON
86174 CAESARS AVE
YULEE, FL 32097

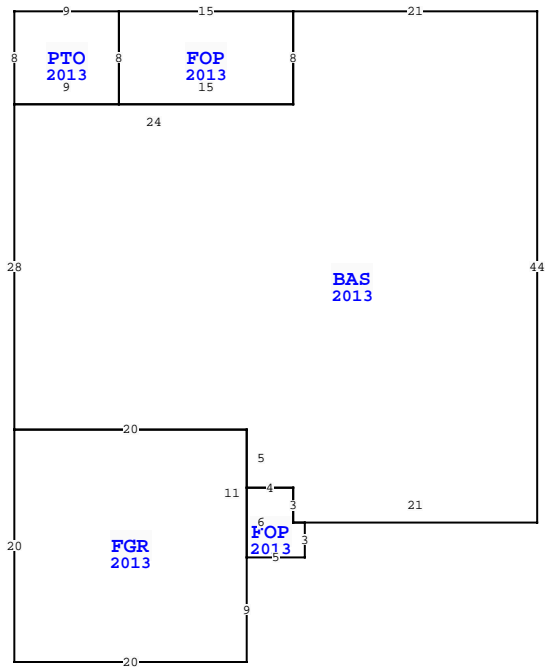
2023

42-2N-27-4371-0081-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 60			
Interior Floor	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	177,802
FGR	400	55	220	24,205
FOP	27	30	8	880
FOP	120	30	36	3,961
PTO	72	5	4	440
TOTALS	2,235		1,884	207,288

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,884	126.9884	114.61	215,925	2013	2013	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 1616 HX Base Yr 2020												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		207,288	
TOTAL MARKET OB/XF VALUE		2,312	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		259,600	
SOH/AGL Deduction		61,888	
ASSESSED VALUE		197,712	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		147,712	
TOTAL JUST VALUE		259,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327664	CO ISSUED	0	01/06/2014
B1327664	NEW CONSTR	198,873	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2218/0711	8/13/2018	WD Q	Q	I	01	210,000
GRANTOR: CONSTANTINE BRENT L & GRANTEE: SEARS JASON						
2058/1292	7/11/2016	WD Q	Q	I	01	185,000
GRANTOR: BOYETTE DAVID A & ASH GRANTEE: CONSTANTINE BRENT L						

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2013	2013	3	95	2,312	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2013] W21 FOP=[YR=2013] W15 PTO=[YR=2013] W9 S8 E9
 N8 \$ S8 E15 N8 \$ S8 W24 S28 FGR=[YR=2013] S20 E20 N9
 FOP=[YR=2013] E5 N3 W1 N3 W4 S6 \$ N11 W20 \$ E20 S5 E4 S3 E21
 N44 \$.

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