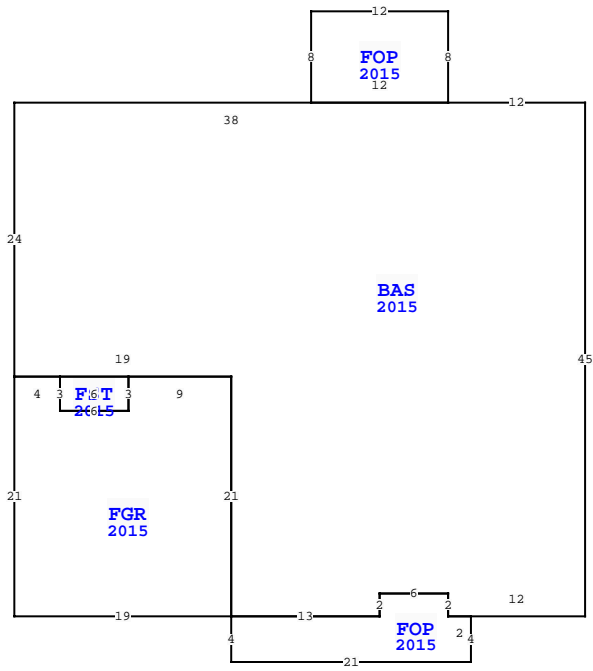




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	11 CLAY TILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
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	1,839	100	1,839	195,936
FGR	381	55	210	22,374
FOP	96	30	29	3,089
FOP	96	30	29	3,089
FST	18	55	10	1,065
TOTALS	2,430		2,117	225,555

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,117	121.7062	109.84	232,531	2015	2015	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1839 HX Base Yr 2023													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			225,555
TOTAL MARKET OB/XF VALUE			3,123
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			278,678
SOH/AGL Deduction			0
ASSESSED VALUE			278,678
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			228,678
TOTAL JUST VALUE			278,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530684	NEW CONSTR	231,165	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0218	11/25/2015	WD	Q	I	01	183,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DELBRIDGE PAUL D &						
1882/0059	9/12/2013	SW	U	V	37	144,900
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

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	6.50	100	2015	2015	3	96	412	
2	0811	CONCRETE B	0	100	0	0		543.00	5.20	100	2015	2015	3	96	2,711	

TOTAL OB/XF														3,123
86162 CAESARS AVE, YULEE														
BLD DATE 05/17/2022 NW LGL DATE														
XF DATE LAND DATE														
INC DATE AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2015] W12 FOP=[YR=2015] N8 W12 S8 E12 \$ W38 S24													
FGR=[YR=2015] S21 E19 FOP20 15= S4 E21 N4 W2 N2 W6 S2 W13 \$													
N21 W9 FST=[YR=2015] W6 S3 E6 N3\$ S3 W6 N3 W4 \$ E19 S21 E13													
N2 E6 S2 E12 N45 \$.													

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	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							