PT OF LOTS 1 & 2
IN OR 2340/207
THE HIDEAWAY #3 REPLAT

SWITZLER KELLY L & JEFFREY L
86079 CAESARS AVE
YULEE, FL 32097

2024

42-2N-27-4371-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

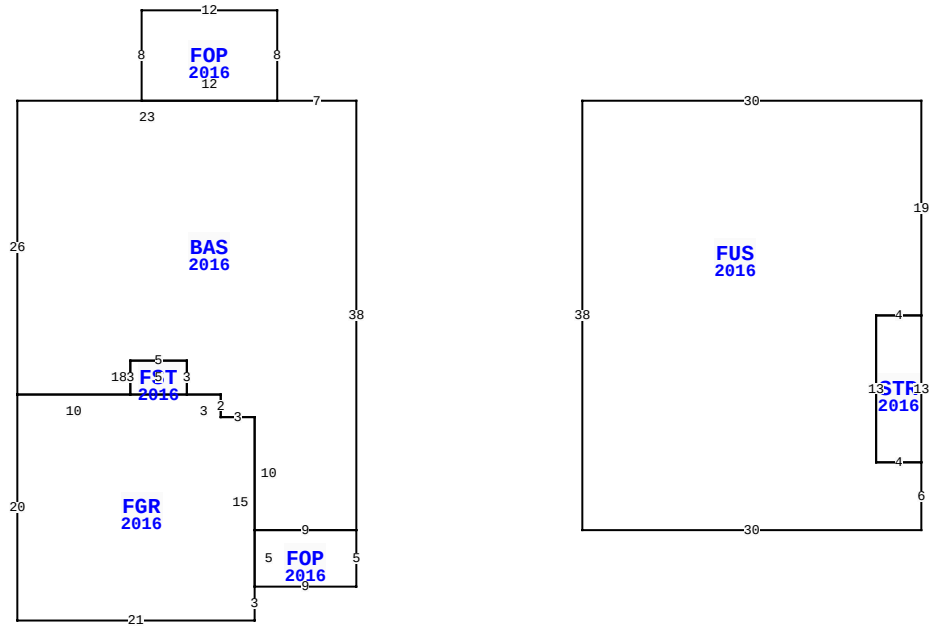
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	894	100	894	102,683
FGR	429	55	236	27,107
FOP	45	30	14	1,608
FOP	96	30	29	3,331
FST	15	55	8	919
FUS	1,088	100	1,088	124,965
STR	52	10	5	574
TOTALS	2,619		2,274	261,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	124.6462	118.41	269,264	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1982 HX Base Yr



86021 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	261,186
TOTAL MARKET OB/XF VALUE	3,391
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	314,577
SOH/AGL Deduction	26,642
ASSESSED VALUE	287,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,935
TOTAL JUST VALUE	314,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531252	CO ISSUED	0	05/19/2016
B1531252	NEW CONSTR	245,346	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/0207	2/18/2020	WD	Q	I	01	215,000
GRANTOR: BLEVINS BENJAMIN T &						
GRANTEE: SWITZLER KELLY L &						
2058/0280	7/08/2016	WD	Q	I	01	190,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BLEVINS BENJAMIN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W7 FOP=[YR=2016] N8 W12 S8 E12$ W23 S26 FGR=[YR=2016] S20 E21 N3 FOP=[YR=2016] E9 N5 W9 S5$ N15 W3 N2 W3 FST=[YR=2016] W5 N3 E5 S3$ N3 W5 S3 W10$ E18 S2 E3 S10 E9 N38$ PTR= E20 FUS=[YR=2016] E30 S19 STR=[YR=2016] S13 W4 N13 E4$ W4 S13 E4 S6 W30 N38$ W20$.

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	11	3	33.00	SF	6.50	6.50	100	2016	2016	3	96	206	
2	0811	CONCRETE B	0	0	0	0	638.00	SF	5.20	5.20	100	2016	2016	3	96	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,391

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS