LOT 9
IN OR 2222/790
THE HIDEAWAY #3 REPLAT

ADAMS MICHAEL & ANGELA/
86087 CAESARS AV
YULEE, FL 32097

**2024**

**42-2N-27-4371-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

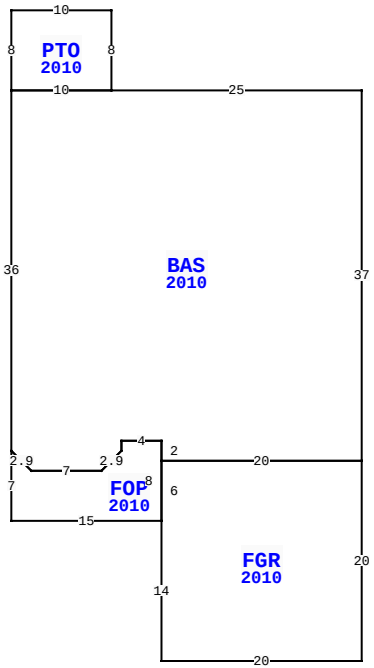
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,294 | 100 | 1,294 | 151,814 |
| FGR | 400 | 55 | 220 | 25,811 |
| FOP | 91 | 30 | 27 | 3,168 |
| PTO | 80 | 5 | 4 | 469 |
| TOTALS | 1,865 | | 1,545 | 181,261 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,545 | 131.3760 | 124.81 | 192,831 | 2010 | 2010 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1294 HX Base Yr




86087 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 | 181,261 |
| TOTAL MARKET OB/XF VALUE | 3,224 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 234,485 |
| SOH/AGL Deduction | 15,553 |
| ASSESSED VALUE | 218,932 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 218,932 |
| TOTAL JUST VALUE | 234,485 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 218,840 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23104 | CO ISSUED | 0 | 04/14/2010 |
| E22328 | ELEC OTHER | 0 | 12/01/2009 |
| B23104 | NEW CONSTR | 187,510 | 12/01/2009 |
| M14980 | H/AC | 0 | 12/01/2009 |
| P14061 | OTHER | 0 | 12/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2222/0790 | 9/07/2018 | WD | Q | I | 01 | 192,000 |
| GRANTOR: KENNISON COURTNEE D & | | | | | | |
| GRANTEE: ADAMS MICHAEL & ANG | | | | | | |
| 2092/0972 | 11/09/2016 | QC | U | I | 11 | 64,000 |
| GRANTOR: CROSBY AARON G ET AL | | | | | | |
| GRANTEE: KENNISON COURTNEE D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W25 PTO=[YR=2010] N8 W10 S8 E10$ W10 S36
FOP=[YR=2010] S7 E15 FGR=[YR=2010] S14 E20 N20 W20 S6$ N8 W4
S1 D2 L2 W7 U2 L2 $ D2 R2 E7 U2 R2 N1 E4 S2 E20 N37$.

## 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 | 0 | 0 | 545.00 | SF | 6.50 | 6.50 | 100 | 2010 | 2010 | 3 | 91 | 3,224 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,224

| 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 | 0003 | 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