

O'DONNELL BRIGITTE & RYAN
86119 CAESARS AVENUE
YULEE, FL 32097

2024

42-ZN-27-4371-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 60

Interior Floor11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units Occupancy02WOOD FRAME 100
1. 1. 100
0 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4071.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,6571001,657193,180

FGR3995521925,532

FOP3230101,166

FOP9630293,381

TOTALS2,1841,915223,259

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B010000697.00SF5.205.20100201320133943,407

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/12/2019BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0100011,915128.7034122.27234,14720132013004.6595.35

1 SINGLE FAM - 100% - 2023Heated Area: 1657HX Base Yr 2023

BLD DATEXF DATEINC DATE05/17/2022NW

LGL DATELAND DATEAG DATE

86119 CAESARS AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE223,259

TOTAL MARKET OB/XF VALUE3,407

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE276,666

SOH/AGL Deduction11,575

ASSESSED VALUE265,091

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE215,091

TOTAL JUST VALUE276,666

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE257,370

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSN CD SALE PRICE

2570/19006/09/2022WDQI01325,000

GRANTOR:TAYLOR TANYA J

GRANTEE:O'DONNELL BRIGITTE

2398/125610/05/2020WDQI02235,000

GRANTOR:SHARPE BRANDON A & DA

GRANTEE:TAYLOR TANYA J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W4 FOP=[YR=2013] N8 W12 S8 E12 \$ W33 S54 E11
FOP=[YR=2013] S2 E7 FGR=[YR=2013] S2 E19 N21 W19 S19 \$ N5
W6 S3 W1 \$ E1 N3 E6 N14 E19 N37 \$.