LOT 18
IN OR 2019/1748
THE HIDEAWAY #3 REPLAT

MORGAN JEFFREY ALAN
86066 CAESARS AVE
YULEE, FL 32097

2024

42-2N-27-4371-0018-0000

BUILDING CHARACTERISTICS

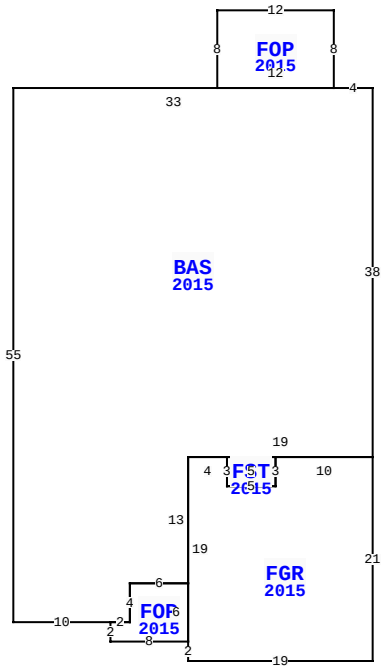
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,688	100	1,688	194,321
FGR	384	55	211	24,290
FOP	40	30	12	1,382
FOP	96	30	29	3,339
FST	15	55	8	921
TOTALS	2,223		1,948	224,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	125.7732	119.48	232,747	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 0 Heated Area: 1688 HX Base Yr



86066 CAESARS AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,252
TOTAL MARKET OB/XF VALUE	2,137
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	276,389
SOH/AGL Deduction	17,853
ASSESSED VALUE	258,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,536
TOTAL JUST VALUE	276,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530717	CO ISSUED	0	12/08/2015
B1530717	NEW CONSTR	208,543	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1748	12/15/2015	WD	Q	I	01	169,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN JEFFREY ALAN						
1906/1140	3/06/2014	SW	U	V	37	96,600
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 FOP=[YR=2015] N8 W12 S8 E12$ W33 S55 E10
FOP=[YR=2015] S2 E8 FGR=[YR=2015] S2 E19 N21 W10
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W4 S19$ N6 W6 S4 W2$ E2
N4 E6 N13 E19 N38$.

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	326.00	SF	6.50	6.50	100	2015	2015	3	95	2,013	
2	0810	CONCRETE A	0	0	0	0	20.00	SF	6.50	6.50	100	2015	2015	3	95	124	

LAND DESCRIPTION

TOTAL OB/XF 2,137

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 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS