

LOT 21
IN OR 2024/867
THE HIDEAWAY #3 REPLAT

BALK JOHN E & CONSTANCE A
86008 CAESARS AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 70
Interior Floo	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	1,611	185,093
FGR	380	55	209	24,013
FOP	25	30	8	919
FOP	96	30	29	3,332
FST	15	55	8	919

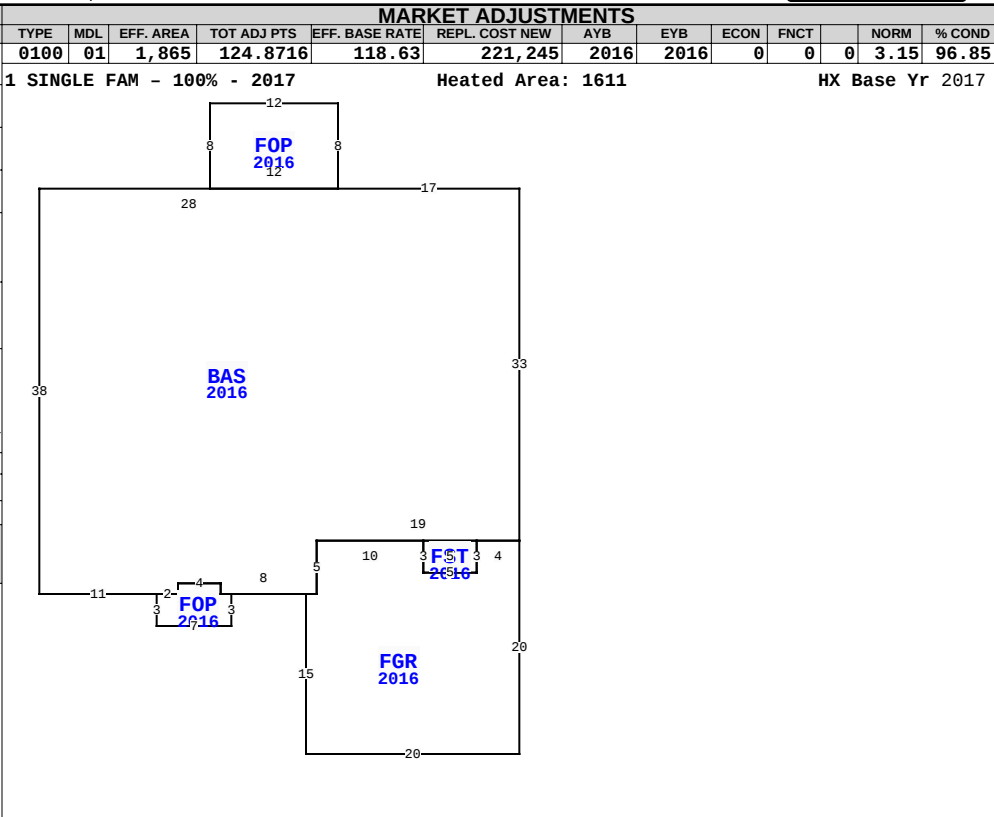
TOTALS	2,127		1,865	214,276
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EXTRA FEATURES

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	SF	6.50	6.50	100	2016	2016	3	96	412	
2	0810	CONCRETE A	0 100	0	0	530.00	SF	6.50	6.50	100	2016	2016	3	96	3,307	
3	0866	POOL FIBER	0 100	0	0	260.00	SF	72.00	72.00	100	2020	2020	3	90	16,848	
4	0810	CONCRETE A	0 100	0	0	318.00	SF	6.50	6.50	100	2020	2020	3	99	2,046	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



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

86008 CAESARS AVE, YULEE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										214,276	
TOTAL MARKET OB/XF VALUE										22,613	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										286,889	
SOH/AGL Deduction										101,754	
ASSESSED VALUE										185,135	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										135,135	
TOTAL JUST VALUE										286,889	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										268,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006473	SWIM POOL	38,000	06/18/2019
B1531006	CO ISSUED	0	01/12/2016
B1531006	NEW CONSTR	201,602	08/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2024/0867	1/15/2016	WD	Q	I	01	171,800			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: BALK JOHN E & CONST									
1862/1219	6/05/2013	SW	U	V	37	64,400			
GRANTOR: DECATUR PROPERTIES IN									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2016] W17 FOP=[YR=2016] N8 W12 S8 E12\$ W28 S38 E11									
FOP=[YR=2016] S3 E7 N3 W1 N1 W4 S1 W2\$ E2 N1 E4 S1 E8									
FGR=[YR=2016] S15 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3									
W5 N3 W10 S5 W1\$ E1 N5 E19 N33\$.									