LOT 22
IN OR 2214/1021
THE HIDEAWAY #3 REPLAT

VOISARD CARLA S
86183 CAESARS AVE
YULEE, FL 32097

**2024**

**42-2N-27-4371-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

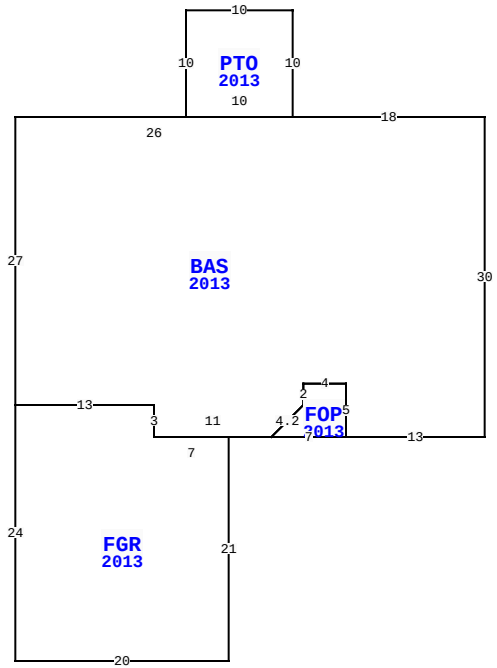
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 |
| NEIGHBORHOOD/LOC | 4071.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,257 | 100 | 1,257 | 153,836 |
| FGR | 459 | 55 | 252 | 30,841 |
| FOP | 25 | 30 | 8 | 979 |
| PTO | 100 | 5 | 5 | 612 |
| TOTALS | 1,841 | | 1,522 | 186,267 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,522 | 134.8950 | 128.15 | 195,044 | 2013 | 2013 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1257 HX Base Yr 2019




86183 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 | | 186,267 |
| TOTAL MARKET OB/XF VALUE | | 2,713 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 238,980 |
| SOH/AGL Deduction | | 103,364 |
| ASSESSED VALUE | | 135,616 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 85,616 |
| TOTAL JUST VALUE | | 238,980 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,890 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327099 | CO ISSUED | 0 | 09/11/2013 |
| E1326326 | NEW CONSTR | 0 | 07/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2214/1021 | 7/27/2018 | WD | Q | I | 01 | 183,300 |
| GRANTOR: CHRISTENSEN KARL E & | | | | | | |
| GRANTEE: VOISARD CARLA S | | | | | | |
| 2152/1671 | 10/19/2017 | WD | Q | I | 01 | 165,500 |
| GRANTOR: JARA EDGARDO ISMAEL & | | | | | | |
| GRANTEE: CHRISTENSEN KARL E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W18 PTO=[YR=2013] N10 W10 S10 E10 $ W26 S27
FGR=[YR=2013] S24 E20 N21 W7 N3 W13 $ E13 S3 E11
FOP=[YR=2013] E7 N5 W4 S2 D3 L3 $ U3 R3 N2 E4 S5 E13 N30 $.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 555.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 94 | 2,713 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,713

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS