LOT 25
THE HIDEAWAY #3 REPLAT
PB 7/313

STRONG STEVEN CHARLES
86215 CAESARS AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

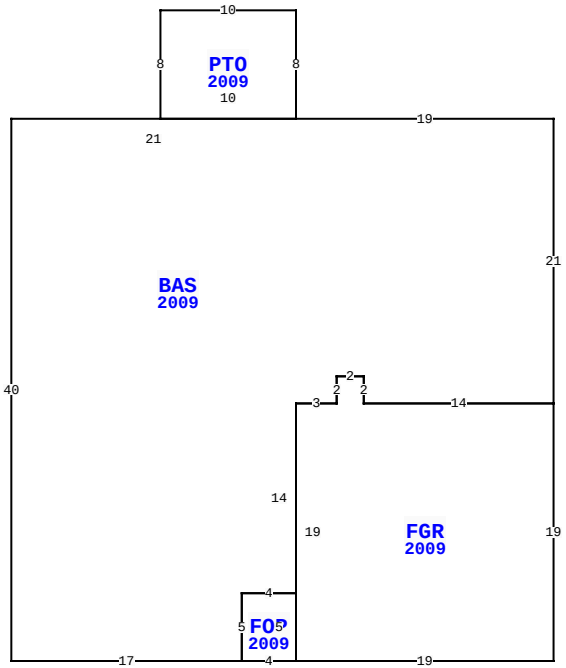
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	160,054
FGR	365	55	201	26,478
FOP	20	30	6	790
PTO	80	5	4	527
TOTALS	1,680		1,426	187,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,426	148.3040	140.89	200,909	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1215 HX Base Yr



86215 CAESARS AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,850
TOTAL MARKET OB/XF VALUE	2,771
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	240,621
SOH/AGL Deduction	0
ASSESSED VALUE	240,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,621
TOTAL JUST VALUE	240,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922757	CO ISSUED	0	08/01/2009
E22031	ELEC OTHER	3,500	08/01/2009
M14764	MECH OTHER	0	08/01/2009
R12040	REPAIR/RRF	2,800	08/01/2009
P13884	OTHER	0	08/01/2009
B22757	NEW CONSTR	110,880	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2558/0164	4/22/2022	WD	Q	I	01	305,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: STRONG STEVEN CHARL						
2520/0127	12/07/2021	WD	Q	I	01	259,500
GRANTOR: PLATT JUSTIN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N8 W10 S8 E10$ W21 S40 E17 FOP=[YR=2009] E4 FGR=[YR=2009] E19 N19 W14 N2 W2 S2 W3 S19$ N5 W4 S5$ N5 E4 N14 E3 N2 E2 S2 E14 N21$.

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	0	0	0	536.00	SF	5.20	5.20	100	2009	2009	3	90	2,508	
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2009	2009	3	90	263	

LAND DESCRIPTION

TOTAL OB/XF 2,771

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 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS