LOT 83
THE HIDEAWAY #3 REPLAT
PB 7/313

O'NEAL TAMMY MARIE/BOATRIGHT JUANITA D
86150 CAESARS AVE
YULEE, FL 32097

2024

42-2N-27-4371-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

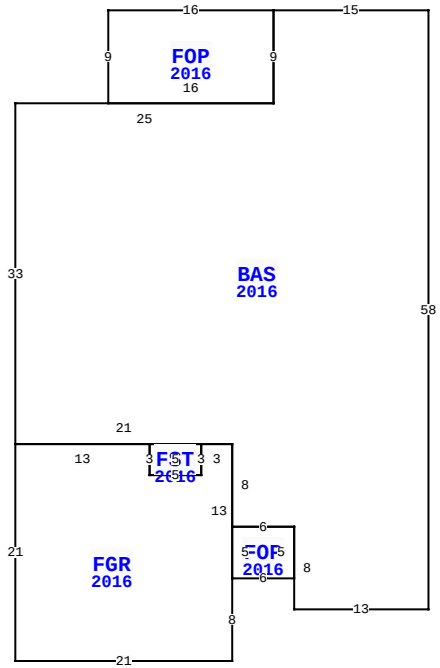
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,711	100	1,711	195,277
FGR	426	55	234	26,706
FOP	30	30	9	1,027
FOP	144	30	43	4,907
FST	15	55	8	913
TOTALS	2,326		2,005	228,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	123.8573	117.66	235,908	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1711 HX Base Yr 2017



86150 CAESARS AV, 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		228,831
TOTAL MARKET OB/XF VALUE		3,439
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		282,270
SOH/AGL Deduction		104,568
ASSESSED VALUE		177,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,702
TOTAL JUST VALUE		282,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531364	CO ISSUED	0	06/17/2016
B1531364	NEW CONSTR	0	11/03/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/1582	4/18/2024	WD	Q	I	01	345,000
GRANTOR: MOSIER ZACHARY T						
GRANTEE: O'NEAL TAMMY MARIE						
2057/1680	6/29/2016	WD	Q	I	01	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOSIER ZACHARY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W16 S9 E16 N9$ S9 W25 S33
FGR=[YR=2016] S21 E21 N8 FOP=[YR=2016] E6 N5 W6 S5$ N13 W3
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W13$ E21 S8 E6 S8 E13
N58$.

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	100	19	3	57.00	SF	6.50	6.50	100	2016	2016	3	96	356	
2	0810	CONCRETE A	0	100	0	0	494.00	SF	6.50	6.50	100	2016	2016	3	96	3,083	

LAND DESCRIPTION

TOTAL OB/XF 3,439

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS