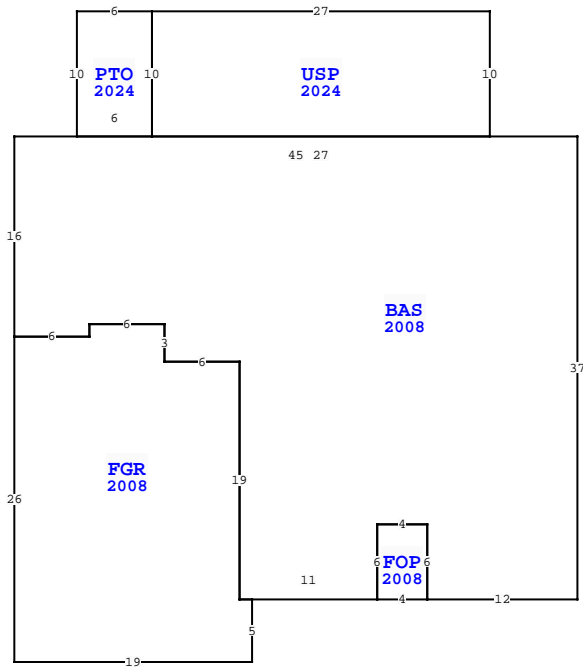




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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	YEAR
BAS	1,269	100	2008
FGR	467	55	2008
FOP	24	30	2008
PTO	60	5	2024
USP	270	30	2024
TOTALS	2,090		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,617	128.9127	128.91	208,447	2008	2008	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2025										Heated Area: 1269	
										HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		192,501	
TOTAL MARKET OB/XF VALUE		9,684	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		252,185	
SOH/AGL Deduction		0	
ASSESSED VALUE		252,185	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		201,463	
TOTAL JUST VALUE		252,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008855	SCRN ROOM/ENCL CO	7,500	07/12/2023
C21063	CO ISSUED	0	04/29/2009
R11025	REPAIR/RRF	15,000	02/01/2008
M13646	MECH OTHER	0	02/01/2008
P13024	OTHER	0	02/01/2008
B21063	NEW CONSTR	169,900	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/127	5/10/2023	WD	Q	I	01	300,000
GRANTOR: AYARS CARL E & BONNIE						
GRANTEE: SWITZLER JEFFREY L						
1764/0916	11/07/2011	WD	U	I	11	100
GRANTOR: WATSON JIM & JOHN B T						
GRANTEE: MORRIS AGNES F						

EXTRA FEATURES		86079 CAESARS AVE, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
2	0810	CONCRETE A	0 100
3	0462	ST/AL FNC	0 100
4	0463	FENCE GATE	0 100

BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
TOTAL OB/XF 9,684			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008;ORIG=0,0] W45 S16 E6 N1 E6 S3 E6 S19 E11 N6 E4 S6 E12 N37 \$	
FGR=[YR=2008;ORIG=-45,16] S26 E19 N5 W1 N19 W6 N3 W6 S1 W6 \$	
FOP=[YR=2008;ORIG=-16,37] E4 N6 W4 S6 \$	
USP=[YR=2024;ORIG=-34,0] N10 E27 S10 W27 \$	
PTO=[YR=2024;ORIG=-34,-10] W6 S10 E6 N10 \$	

LAND DESCRIPTION		TOTAL OB/XF 9,684																						
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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							