

LOT 11
IN OR 1961/1252
THE HIDEAWAY #3 REPLAT

LYMAN CORNELIUS J & MARYANNE C
86109 CAESARS AV
YULEE, FL 32097

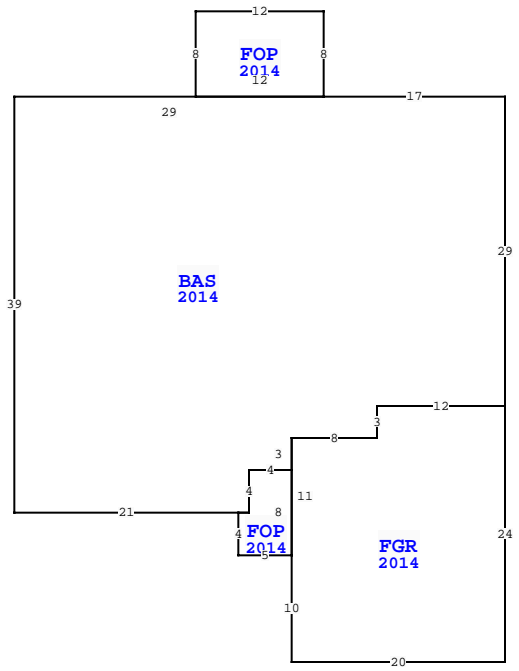
2025

42-2N-27-4371-0011-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	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	70
Interior Floor	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	YEAR
BAS	1,602	100	2014
FGR	456	55	2014
FOP	36	30	2014
FOP	96	30	2014
TOTALS	2,190		
		1,893	229,665

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2016			Heated Area: 1602			HX Base Yr 2016					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			229,665
TOTAL MARKET OB/XF VALUE			2,424
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			282,089
SOH/AGL Deduction			106,784
ASSESSED VALUE			175,305
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			119,583
TOTAL JUST VALUE			282,089
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428726	CO ISSUED	0	09/15/2014
B1428726	NEW CONSTR	201,304	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1252	1/20/2015	WD Q	Q	I	01	167,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: LYMAN CORNELIUS J &						
1882/0059	9/12/2013	SW U	V	V	37	144,900
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2014	2014	3	94	2,424	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 \$ W29 S39 E21	
FOP=[YR=2014] S4 E5 FGR=[YR=2014] S10 E20 N24 W12 S3 W8 S11	
\$ N8 W4 S4 W1 \$ E1 N4 E4 N3 E8 N3 E12 N29 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							