

LOT 15
THE HIDEAWAY #3 REPLAT
PB 7/313

HILL STEVEN
86116 CAESERS AVE
YULEE, FL 32097

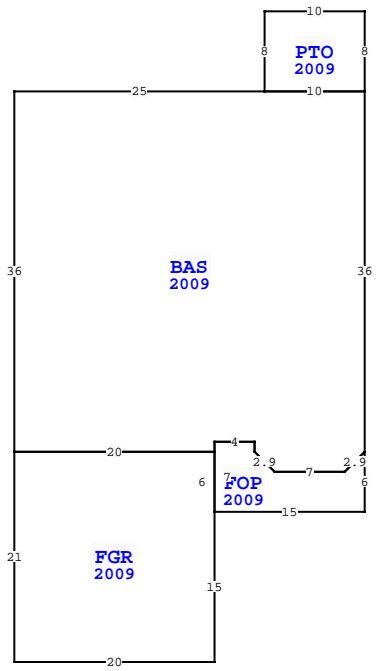
2025

42-2N-27-4371-0015-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	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	1,274	100	2009
FGR	420	55	2009
FOP	76	30	2009
PTO	80	5	2009
TOTALS	1,850		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0	131.38	201,274	2009	2009	0	0	7.00	93.00	Heated Area: 1274 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			187,185
TOTAL MARKET OB/XF VALUE			3,419
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			240,604
SOH/AGL Deduction			2,166
ASSESSED VALUE			238,438
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			238,438
TOTAL JUST VALUE			240,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22649	CO ISSUED	0	09/29/2009
E21941	ELEC OTHER	3,500	07/01/2009
M14700	MECH OTHER	0	07/01/2009
P13836	OTHER	0	07/01/2009
B22649	NEW CONSTR	122,430	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/0083	6/09/2020	WD	Q	I	01	205,000
GRANTOR: NOTARO DAVID						
GRANTEE: HILL STEVEN						
1646/0742	10/09/2009	WD	Q	I	01	140,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: NOTARO DAVID						

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	0810	CONCRETE A	0	0	0	494.00	SF	6.50	6.50	100	2009	2009	3	89	2,858	
2	0810	CONCRETE A	0	0	0	97.00	SF	6.50	6.50	100	2009	2009	3	89	561	

TOTAL OB/XF														3,419			
BLD DATE 05/17/2022 NW														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2009] W10 S8 BAS=[YR=2009] W25 S36 FGR=[YR=2009] S21 E20 N15 FOP=[YR=2009] E15 N6 D2 L2 W7 U2 L2 N1 W4 S7\$ N6 W20\$ E20 N1 E4 S1 D2 R2 E7 U2 R2 N36 W10\$ E10 N8\$.													

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000										