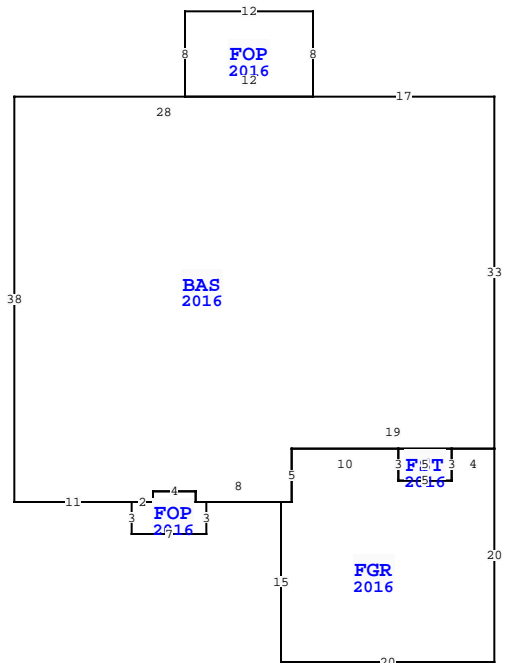




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,611	100	2016
FGR	380	55	2016
FOP	25	30	2016
FOP	96	30	2016
FST	15	55	2016
TOTALS	2,127		

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%	- 2017		Heated Area: 1611					HX Base Yr 2017	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE		224,383	
TOTAL MARKET OB/XF VALUE		21,806	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		296,189	
SOH/AGL Deduction		105,685	
ASSESSED VALUE		190,504	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		139,782	
TOTAL JUST VALUE		296,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006473	SWIM POOL	38,000	06/18/2019
B1531006	CO ISSUED	0	01/12/2016
B1531006	NEW CONSTR	201,602	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0867	1/15/2016	WD Q		I	01	171,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BALK JOHN E & CONST						
1862/1219	6/05/2013	SW U		V	37	64,400
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
1	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0 100	0	0	530.00	SF	6.50	6.50	100	2016
3	0866	POOL FIBER	0 100	0	0	260.00	SF	72.00	72.00	100	2020
4	0810	CONCRETE A	0 100	0	0	318.00	SF	6.50	6.50	100	2020

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
86008 CAESARS AVE, YULEE											
BLD DATE 05/17/2022 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											
TOTAL OB/XF 21,806											

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2016] W17 FOP=[YR=2016] N8 W12 S8 E12\$ W28 S38 E11						
FOP=[YR=2016] S3 E7 N3 W1 N1 W4 S1 W2\$ E2 N1 E4 S1 E8						
FGR=[YR=2016] S15 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3						
W5 N3 W10 S5 W1\$ E1 N5 E19 N33\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00