LOT 23
IN OR 1527/1855
THE HIDEAWAY #3 REPLAT

KUKLA DONALD P JR
86193 CAESARS AVE
YULEE, FL 32097

2025

42-2N-27-4371-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

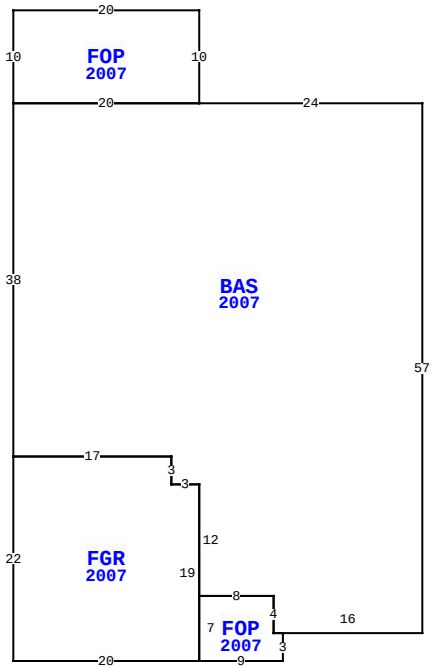
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2007	2,105	230,089
FGR	431	55	2007	237	25,905
FOP	59	30	2007	18	1,967
FOP	200	30	2007	60	6,559
TOTALS	2,795			2,420	264,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	119.4620	119.46	289,093	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2008 Heated Area: 2105 HX Base Yr 2008



86193 CAESARS AVE, YULEE

BLD DATE	05/17/2022	NW	LGL DATE		
XF DATE	01/25/2008	KK	LAND DATE	01/25/2008	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,520
TOTAL MARKET OB/XF VALUE		2,918
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		317,438
SOH/AGL Deduction		152,551
ASSESSED VALUE		164,887
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		109,165
TOTAL JUST VALUE		317,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623353	H/AC	0	08/01/2016
E19337	ELEC OTHER	1,800	06/01/2007
M13038	MECH OTHER	0	06/01/2007
C19890	CO ISSUED	205,000	05/01/2007
B19890	NEW CONSTR	205,000	05/01/2007
P12394	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1855	10/01/2007	WD	Q	I		209,100
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: KUKLA DONALD P JR						
1493/1936	4/20/2007	WD	U	V	07	100
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 FOP=[YR=2007] N10 W20 S10 E20$ W20 S38
FGR=[YR=2007] S22 E20 FOP=[YR=2007] E9 N3 W1 N4 W8 S7$ N19 W3 N3 W17$ E17 S3 E3 S12 E 8 S4 E16 N57$.

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	0	0	486.00	SF	6.50	6.50	100	2007	2007	3	87	2,748	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2007	2007	3	87	170	

LAND DESCRIPTION

TOTAL OB/XF 2,918

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	RES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS