

LOT 29
THE HIDEAWAY #3 REPLAT
PB 7/313

ROMAN DANNY
86253 CAESARS AVENUE
YULEE, FL 32097

2025

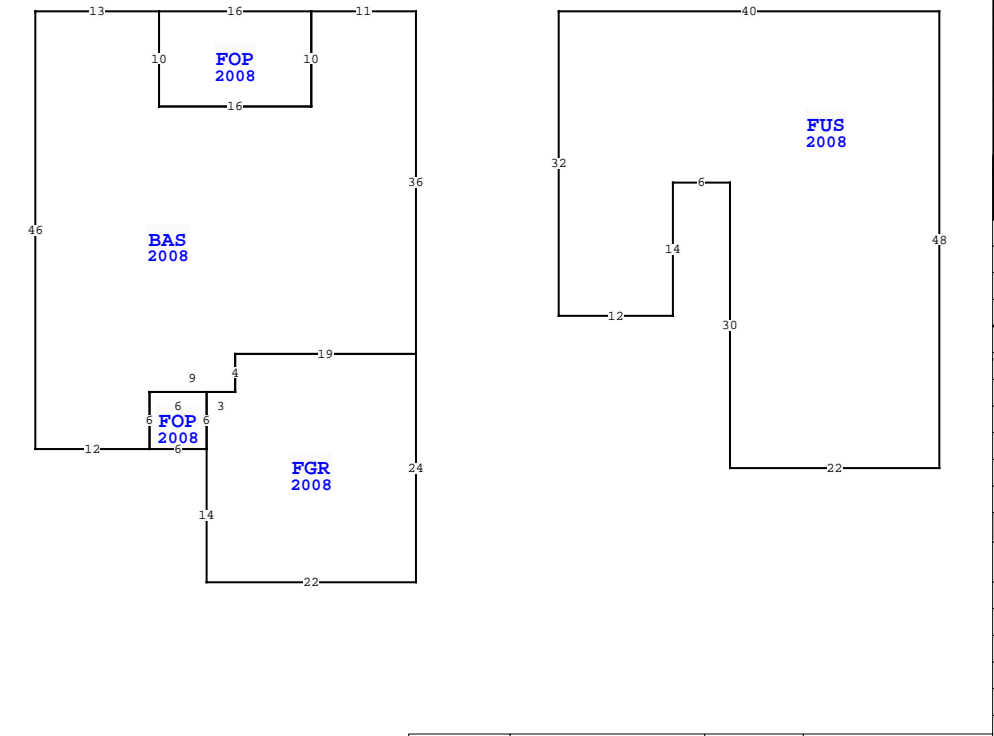
42-2N-27-4371-0029-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	16 WD FR STUC 50
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	6 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,327	118.9192	118.92	395,647	2008	2008	0	0	0	7.75	92.25

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		364,984	
TOTAL MARKET OB/XF VALUE		3,043	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		418,027	
SOH/AGL Deduction		140,146	
ASSESSED VALUE		277,881	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		227,159	
TOTAL JUST VALUE		418,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,680	



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	1,436	100	2008	1,436	157,534
FGR	516	55	2008	284	31,156
FOP	36	30	2008	11	1,207
FOP	160	30	2008	48	5,266
FUS	1,548	100	2008	1,548	169,821
TOTALS	3,696			3,327	364,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21603	CO ISSUED	241,098	11/06/2008
M14064	MECH OTHER	0	08/01/2008
B21603	NEW CONSTR	241,098	07/01/2008
E21035	ELEC OTHER	1,800	07/01/2008
R11373	REPAIR/RRF	0	07/01/2008
P13311	OTHER	0	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0958	12/30/2022	QC	U	I	11	100
GRANTOR: RUTLEDGE MELISSA F/K/						
GRANTEE: ROMAN DANNY						
1593/1989	11/20/2008	WD	Q	I		250,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: ROMAN DANNY & MELIS						

EXTRA FEATURES		86253 CAESARS AVE, YULEE														
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	100	0	0			460.00	SF	6.50	2008	2008	3	88	2,631
2	0810	CONCRETE A	0	100	24	3			72.00	SF	6.50	2008	2008	3	88	412

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

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2008] W11 FOP=[YR=2008] W16 S10 E16 N10\$ S10 W16 N10 W13 S46 E12 FOP=[YR=2008] E6 FGR=[YR=2008] S14 E22 N24 W19 S4 W3 S6\$ N6 W6 S6 \$ N6 E9 N4 E19 N36\$ PTR=E15 FUS=[YR=2008] E40 S48 W22 N30 W6 S14 W12 N32\$ W15\$.			

LAND DESCRIPTION		TOTAL OB/XF														3,043								
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							