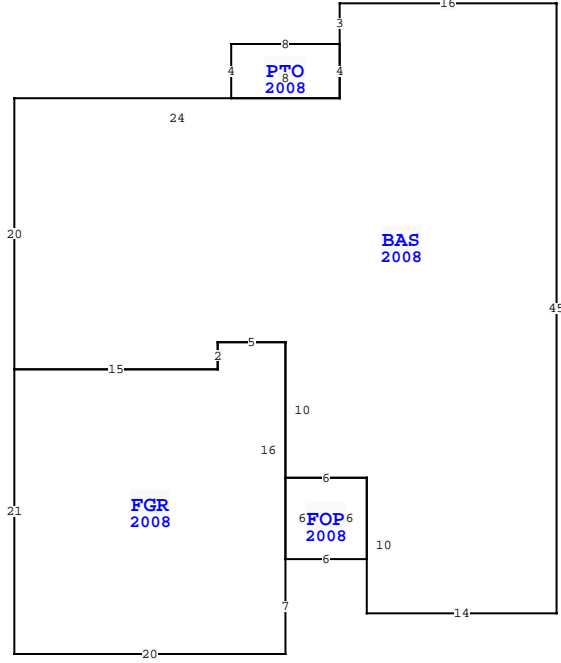




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,202	100	2008
FGR	430	55	2008
FOP	36	30	2008
PTO	32	5	2008
TOTALS	1,700		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,451	139.0005	139.00	201,689	2008	2008	0	0	0	8.00	92.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1202 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			185,554
TOTAL MARKET OB/XF VALUE			2,963
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			238,517
SOH/AGL Deduction			290
ASSESSED VALUE			238,227
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			238,227
TOTAL JUST VALUE			238,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21738	CO ISSUED	0	04/15/2009
M14164	MECH OTHER	0	09/01/2008
E21137	ELEC OTHER	1,800	08/01/2008
P13437	OTHER	0	08/01/2008
B21738	NEW CONSTR	150,000	07/01/2008
R11438	REPAIR/RRF	5,000	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1586	10/30/2017	WD	Q	I	01	166,000
GRANTOR: SMART TIMOTHY P & MAR						
GRANTEE: MUISE DILLON C & GA						
1619/0163	4/30/2009	WD	Q	I	01	139,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SMART TIMOTHY P & M						

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	467.00	SF	6.50	6.50	100	2008	2008	3	88	2,671	
2	0810	CONCRETE A	0	0	17	51.00	SF	6.50	6.50	100	2008	2008	3	88	292	

TOTAL OB/XF														2,963
86261 CAESARS AVE, YULEE														
BLD DATE 05/17/2022 NW LGL DATE														
XF DATE LAND DATE														
INC DATE AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2008] W16 S3 PTO=[YR=2008] W8 S4 E8 N4\$ S4W24 S20													
FGR=[YR=2008] S21 E20 N7 FOP=[YR=2008] E6 N6 W6 S6\$ N16 W5													
S2 W15\$ E15 N2 E5 S10 E6 S10 E14 N45\$.													

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							