

**CHAVEZ ROBERT & JENEE**  
86224 CAESARS AVE  
YULEE, FL 32097

42-2N-27-4371-0077-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70  
16WD FR STUC 30  
03GABLE/HIP 100  
03COMP SHNGL 100  
05DRYWALL 100  
11CARPET 70  
14CLAY TILE 30  
03CENTRAL 100  
04AIR DUCTED 100  
3 100  
2 100  
02WOOD FRAME 100  
1. 1. 100  
0 100  
00NONE 100  
  
06Quality Level 06  
0100SINGLE FAMILY  
MAP NUMMKT AREA04  
NEIGHBORHOOD/LOC4071.00  
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE  
BAS1,58810020151,588191,784  
FGR41455201522827,536  
FOP263020158966  
FSP96402015384,589  
  
TOTALS2,1241,862224,876

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA1,862TOT ADJ PTS125.9986EFF. BASE RATE126.00REPL. COST NEW234,612AYB2015EYB2015ECON0FNCT0NORM4.15% COND95.85  
1 SINGLE FAM - 100% - 2024Heated Area: 1588HX Base Yr 2024  
  
BLD DATE05/17/2022NW  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD  
Tax Group: 4Tax Dist:  
BUILDING MARKET VALUE224,876  
TOTAL MARKET OB/XF VALUE2,727  
TOTAL LAND VALUE - MARKET50,000  
TOTAL MARKET VALUE277,603  
SOH/AGL Deduction110,566  
ASSESSED VALUE167,037  
TOTAL EXEMPTION VALUEHX HB50,722  
BASE TAXABLE VALUE116,315  
TOTAL JUST VALUE277,603  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE267,473

PERMIT NUMDESCRIPTIONAMTISSUED  
B1429332C0 ISSUED003/10/2015  
B1429320NEW CONSTR199,32209/01/2014

SALES DATA  
OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE  
1992/05197/10/2015WDQI01172,900  
GRANTOR:SEDA CONSTRUCTION COM  
GRANTEE:CHAVEZ ROBERT & JEN  
1893/005012/05/2013SWUV37128,800  
GRANTOR:DECATUR PROPERTIES IN  
GRANTEE:SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=2015] W17 FSP=[YR=2015] N8 W12 S8 E12 \$ W28 S38 E12  
FOP=[YR=2015] S3 E6 N3 W1 N2W4 S2 W1 \$ E1 N2 E4 S2 E8  
FGR=[YR=2015] S15 E20 N21 W19 S6 W1 \$ E1 N6 E19 N32 \$.

EXTRA FEATURES

86224 CAESARS AVE, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES  
10811CONCRETE B01000552.00SF5.205.20100201520153952,727

LAND DESCRIPTION

TOTAL OB/XF2,727

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV  
1000100CRES100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE07/13/2020BYNWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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