LOT 78
THE HIDEAWAY #3 REPLAT
PB 7/313

WALLER JENNIFER L
86210 CAESARS AVE
YULEE, FL 32097

2025

42-2N-27-4371-0078-0000

BUILDING CHARACTERISTICS

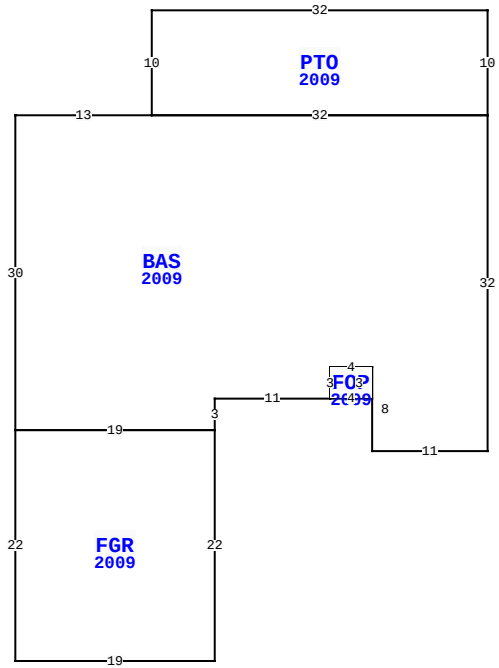
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,315	100	2009	1,315	160,671
FGR	418	55	2009	230	28,102
FOP	12	30	2009	4	489
PTO	320	5	2009	16	1,955
TOTALS	2,065			1,565	191,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	131.3760	131.38	205,610	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1315 HX Base Yr 2022



86210 CAESARS AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,217
TOTAL MARKET OB/XF VALUE		3,569
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,786
SOH/AGL Deduction		36,038
ASSESSED VALUE		208,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,026
TOTAL JUST VALUE		244,786
NCON VALUE		1,466
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22906	CO ISSUED	0	11/30/2009
E0922183	ELEC OTHER	1,500	10/01/2009
M0914880	H/AC	0	10/01/2009
P0913957	OTHER	0	10/01/2009
R0912114	REPAIR/RRF	2,506	10/01/2009
B0922906	NEW CONSTR	119,526	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0812	4/09/2020	WD	Q	I	01	204,900
GRANTOR: SNOW ERIC & NANETTE (						
GRANTEE: WALLER JENNIFER L						
1653/0038	12/09/2009	WD	Q	I	01	140,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: SNOW ERIC & NANETTE						

BUILDING NOTES

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	491.00	SF	6.50	6.50	100	2009	2009	3	89	2,840	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	2009	2009	3	89	729	

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W32 W13 S30 E19 N3 E11 N3 E4 S8 E11 N32 $
FGR=[YR=2009;ORIG=-45,30] S22 E19 N22 W19 $
PTO=[YR=2009;ORIG=0,0] N10 W32 S10 E32 $
FOP=[YR=2009;ORIG=-15,27] E4 N3 W4 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,569

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 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS