LOT 79
IN OR 2103/938
THE HIDEAWAY #3 REPLAT

MCHENRY MICHELLE LYNN DUBE
86198 CAESARS AVE
YULEE, FL 32097

2025

42-2N-27-4371-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

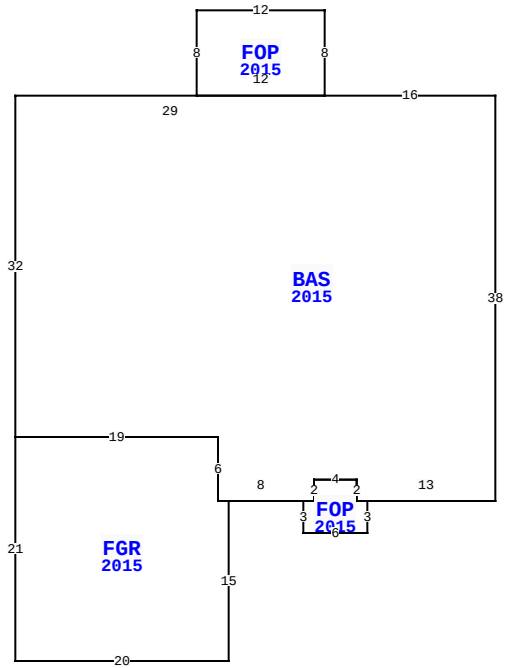
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,588	100	2015	1,588	204,311
FGR	414	55	2015	228	29,334
FOP	26	30	2015	8	1,029
FOP	96	30	2015	29	3,731
TOTALS	2,124			1,853	238,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	134.2257	134.23	248,728	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1588 HX Base Yr 2016



86198 CAESARS AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,406
TOTAL MARKET OB/XF VALUE		5,488
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,894
SOH/AGL Deduction		111,504
ASSESSED VALUE		182,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,668
TOTAL JUST VALUE		293,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530200	CO ISSUED	0	08/25/2015
B1530200	NEW CONSTR	201,602	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0938	1/30/2017	QC	U	I	11	100
GRANTOR: ZUFELT ROCKIE M						
GRANTEE: ZUFELT MICHELLE LYN						
2001/1797	9/08/2015	WD	Q	I	02	174,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ZUFELT ROCKIE M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] N8 W12 S8 E12 $ W29 S32
FGR=[YR=2015] S21 E20 N15 W1 N6 W19 $ E19 S6 E8
FOP=[YR=2015] S3 E6 N3 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E13 N38
$.

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	0811	CONCRETE B	0	100	0	0	538.00	SF	5.20	5.20	100	2015	2015	3	95	2,658	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
3	0471	VINYL FNC	0	100	0	0	90.00	LF	32.00	32.00	100	2016	2016	3	89	2,563	

LAND DESCRIPTION

TOTAL OB/XF 5,488

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 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS