LOT 80
IN OR 1912/1850
THE HIDEAWAY #3 REPLAT

HIATT ROBIN L
86186 CAESARS AVENUE
YULEE, FL 32097

**2025**

**42-2N-27-4371-0080-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

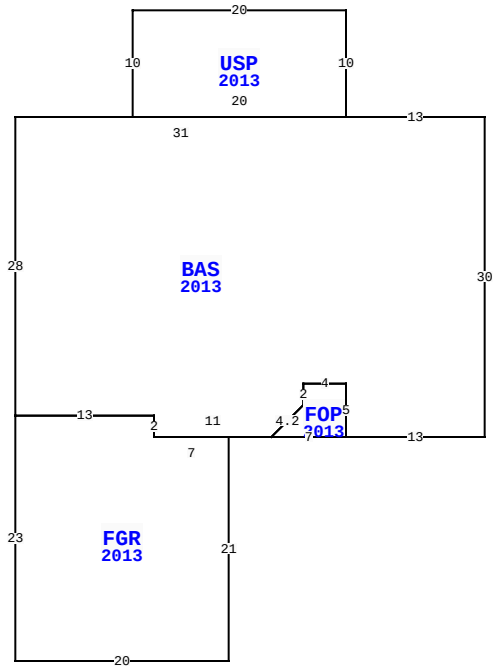
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,270 | 100 | 2013 | 1,270 | 171,384 |
| FGR | 446 | 55 | 2013 | 245 | 33,062 |
| FOP | 25 | 30 | 2013 | 8 | 1,079 |
| USP | 200 | 30 | 2013 | 60 | 8,097 |
| TOTALS | 1,941 | | | 1,583 | 213,622 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,583 | 142.0503 | 142.05 | 224,865 | 2013 | 2013 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 100% - 2015 Heated Area: 1270 HX Base Yr 2015




86186 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 | | 213,622 |
| TOTAL MARKET OB/XF VALUE | | 2,457 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 266,079 |
| SOH/AGL Deduction | | 121,412 |
| ASSESSED VALUE | | 144,667 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 88,945 |
| TOTAL JUST VALUE | | 266,079 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 256,496 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327285 | CO ISSUED | 0 | 10/24/2013 |
| E1326513 | NEW CONSTR | 0 | 08/01/2013 |
| B1327385 | NEW CONSTR | 155,720 | 06/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1912/1850 | 4/08/2014 | WD | Q | I | 02 | 149,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: HIATT ROBIN L | | | | | | |
| 1860/0161 | 6/04/2013 | SW | U | V | 37 | 16,100 |
| GRANTOR: DECATUR PROPERTIES IN | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W13 W31 S28 E13 S2 E11 U3R3 N2 E4 S5 E13 N30 $
FGR=[YR=2013;ORIG=-44,28] S23 E20 N21 W7 N2 W13 $
USP=[YR=2013;ORIG=-13,0] N10 W20 S10 E20 $
FOP=[YR=2013;ORIG=-20,30] E7 N5 W4 S2 D3L3 $
.

## 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 | 508.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 93 | 2,457 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,457

| 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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS