LOT 82
IN OR 2016/218
THE HIDEAWAY #3 REPLAT

**DELBRIDGE PAUL D & STEPHANIE L**
86162 CAESARS AVENUE
YULEE, FL 32097

**2025**

**42-2N-27-4371-0082-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

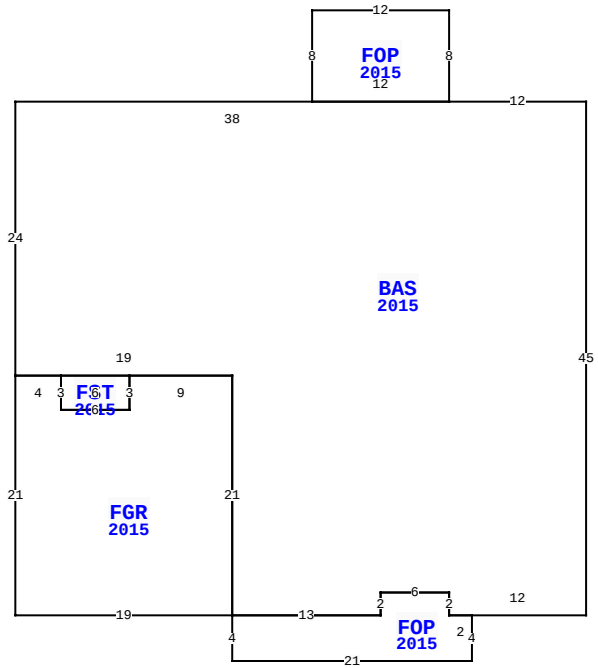
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,839 | 100 | 2015 | 1,839 | 224,634 |
| FGR | 381 | 55 | 2015 | 210 | 25,651 |
| FOP | 96 | 30 | 2015 | 29 | 3,542 |
| FOP | 96 | 30 | 2015 | 29 | 3,542 |
| FST | 18 | 55 | 2015 | 10 | 1,221 |
| TOTALS | 2,430 | | | 2,117 | 258,592 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,117 | 127.2383 | 127.24 | 269,367 | 2015 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1839 HX Base Yr 2023




86162 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 | | 258,592 |
| TOTAL MARKET OB/XF VALUE | | 3,090 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 311,682 |
| SOH/AGL Deduction | | 16,320 |
| ASSESSED VALUE | | 295,362 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 244,640 |
| TOTAL JUST VALUE | | 311,682 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 300,036 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530684 | NEW CONSTR | 231,165 | 06/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2016/0218 | 11/25/2015 | WD | Q | I | 01 | 183,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: DELBRIDGE PAUL D & | | | | | | |
| 1882/0059 | 9/12/2013 | SW | U | V | 37 | 144,900 |
| GRANTOR: DECATUR PROPERTIES IN | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] N8 W12 S8 E12 $ W38 S24
FGR=[YR=2015] S21 E19 FOP20 15= S4 E21 N4 W2 N2 W6 S2 W13 $
N21 W9 FST=[YR=2015] W6 S3 E6 N3$ S3 W6 N3 W4 $ E19 S21 E13
N2 E6 S2 E12 N45 $.

## 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 | 22 | 3 | 66.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 408 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 543.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 2,682 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,090

| 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