PT OF LOTS 1 & 2
THE HIDEAWAY #3 REPLAT
PB 7/313

DIAMOND JIM RICHARD L/E/
86031 CAESARS AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0002-0000

BUILDING CHARACTERISTICS

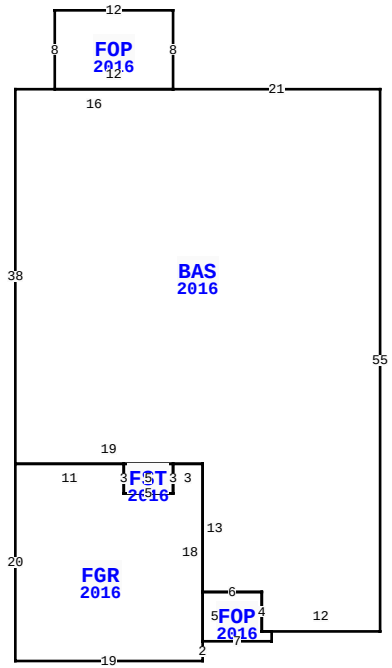
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,688	100	2016	1,688	190,147
FGR	365	55	2016	201	22,642
FOP	31	30	2016	9	1,014
FOP	96	30	2016	29	3,267
FST	15	55	2016	8	901
TOTALS	2,195			1,935	217,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	111.7494	117.34	227,053	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2026 Heated Area: 1688 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86031 CAESARS AVE, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	217,971
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	272,971
SOH/AGL Deduction	0
ASSESSED VALUE	272,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,971
TOTAL JUST VALUE	272,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530853	CO ISSUED	0	03/29/2016
B1530853	NEW CONSTR	209,722	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/773	2/28/2025	LE	U	I	11	100
GRANTOR: DIAMOND JIM RICHARD						
GRANTEE: WASHBURN DEBORAH GA						
2055/0365	6/15/2016	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DIAMOND JIM RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W21 FOP=[YR=2016] N8 W12 S8 E12$ W16 S38
FGR=[YR=2016] S20 E19 N2 FOP=[YR=2016] E7 N1 W1 N4 W6 S5$
N18 W3 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W11$ E19 S13 E6
S4 E12 N55$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS