LOT 7
IN OR 1582/1045
THE HIDEAWAY #3 REPLAT

KELLEHER JOHN S
86071 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	04	Quality Level 04

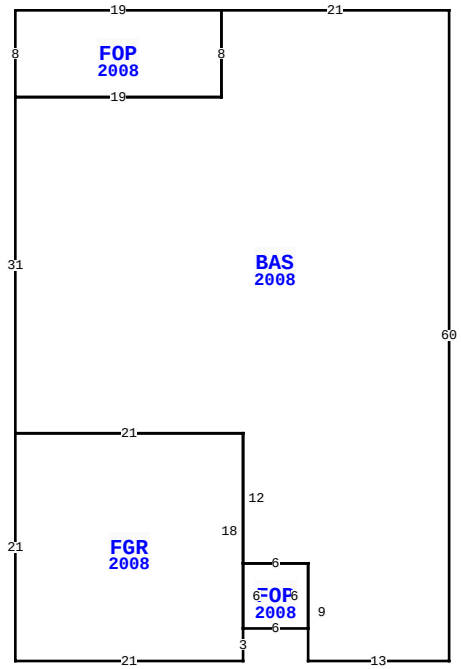
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	2008	1,753	187,171
FGR	441	55	2008	243	25,946
FOP	36	30	2008	11	1,175
FOP	152	30	2008	46	4,912
TOTALS	2,382			2,053	219,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	111.1320	116.69	239,565	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2010 Heated Area: 1753 HX Base Yr 2010



86071 CAESARS AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,202
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,202
SOH/AGL Deduction		123,490
ASSESSED VALUE		150,712
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,301
TOTAL JUST VALUE		274,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13875	MECH OTHER	0	06/01/2008
P13200	OTHER	0	05/01/2008
E20843	ELEC OTHER	1,800	05/01/2008
C21375	CO ISSUED	0	04/01/2008
B21375	NEW CONSTR	180,000	04/01/2008
R11240	REPAIR/RRF	5,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1582/1045	8/27/2008	WD	Q	I		175,800
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: KELLEHER JOHN S						
1560/1860	4/15/2008	WD	U	V	19	41,500
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] W19 S8 E19 N8$ S8 W19 S31
FGR=[YR=2008] S21 E21 N3 FOP=[YR=2008] E6 N6 W6 S6$ N18
W21$ E21 S12 E6 S9 E13 N60$.

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	000134	C	RES POND	100	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