LOT 8
THE HIDEAWAY #3 REPLAT
PB 7/313

SWITZLER JEFFREY L & KELLY L
86079 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

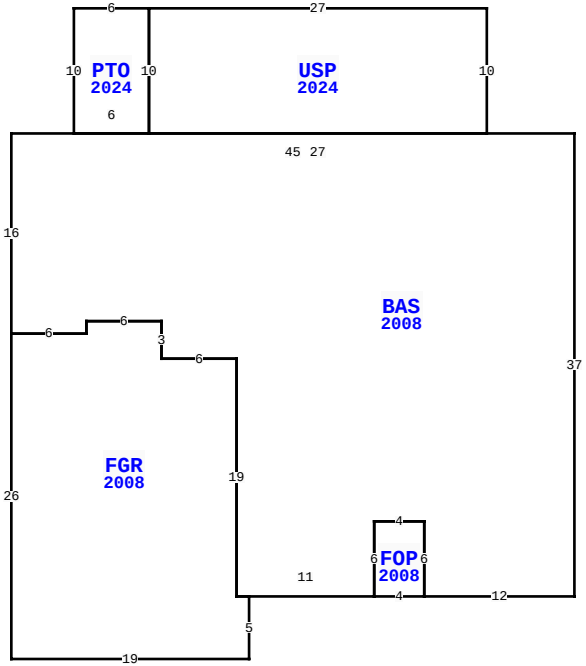
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,269	100	2008	1,269	144,054
FGR	467	55	2008	257	29,174
FOP	24	30	2008	7	795
PTO	60	5	2024	3	341
USP	270	30	2024	81	9,195
TOTALS	2,090			1,617	183,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,617	117.7029	123.59	199,845	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2025 Heated Area: 1269 HX Base Yr 2025



86079 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		183,558
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		238,558
SOH/AGL Deduction		0
ASSESSED VALUE		238,558
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,147
TOTAL JUST VALUE		238,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008855	SCRN ROOM/ENCL CO	7,500	07/12/2023
C21063	CO ISSUED	0	04/29/2009
R11025	REPAIR/RRF	15,000	02/01/2008
M13646	MECH OTHER	0	02/01/2008
P13024	OTHER	0	02/01/2008
B21063	NEW CONSTR	169,900	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/127	5/10/2023	WD	Q	I	01	300,000
GRANTOR: AYARS CARL E & BONNIE						
GRANTEE: SWITZLER JEFFREY L						
1764/0916	11/07/2011	WD	U	I	11	100
GRANTOR: WATSON JIM & JOHN B T						
GRANTEE: MORRIS AGNES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W45 S16 E6 N1 E6 S3 E6 S19 E11 N6 E4 S6 E12 N37 $
FGR=[YR=2008;ORIG=-45,16] S26 E19 N5 W1 N19 W6 N3 W6 S1 W6 $
FOP=[YR=2008;ORIG=-16,37] E4 N6 W4 S6 $
USP=[YR=2024;ORIG=-34,0] N10 E27 S10 W27 $
PTO=[YR=2024;ORIG=-34,-10] W6 S10 E6 N10 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/04/2023 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS