LOT 9
IN OR 2222/790
THE HIDEAWAY #3 REPLAT

ADAMS MICHAEL & ANGELA/
86087 CAESARS AV
YULEE, FL 32097

2026

42-2N-27-4371-0009-0000

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	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

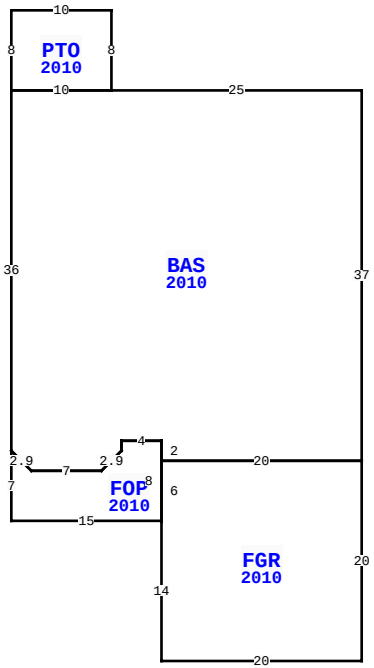
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	2010	1,294	151,570
FGR	400	55	2010	220	25,769
FOP	91	30	2010	27	3,163
PTO	80	5	2010	4	469
TOTALS	1,865			1,545	180,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,545	119.9520	125.95	194,593	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2025 Heated Area: 1294 HX Base Yr



86087 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		180,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,971
SOH/AGL Deduction		0
ASSESSED VALUE		235,971
TOTAL EXEMPTION VALUE	13	235,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		235,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23104	CO ISSUED	0	04/14/2010
E22328	ELEC OTHER	0	12/01/2009
B23104	NEW CONSTR	187,510	12/01/2009
M14980	H/AC	0	12/01/2009
P14061	OTHER	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/0790	9/07/2018	WD	Q	I	01	192,000
GRANTOR: KENNISON COURTNEE D &						
GRANTEE: ADAMS MICHAEL & ANG						
2092/0972	11/09/2016	QC	U	I	11	64,000
GRANTOR: CROSBY AARON G ET AL						
GRANTEE: KENNISON COURTNEE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 PTO=[YR=2010] N8 W10 S8 E10$ W10 S36
FOP=[YR=2010] S7 E15 FGR=[YR=2010] S14 E20 N20 W20 S6$ N8 W4
S1 D2 L2 W7 U2 L2 $ D2 R2 E7 U2 R2 N1 E4 S2 E20 N37$.

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS