LOT 11
IN OR 1961/1252
THE HIDEAWAY #3 REPLAT

LYMAN CORNELIUS J & MARYANNE C
86109 CAESARS AV
YULEE, FL 32097

2026

42-2N-27-4371-0011-0000

BUILDING CHARACTERISTICS

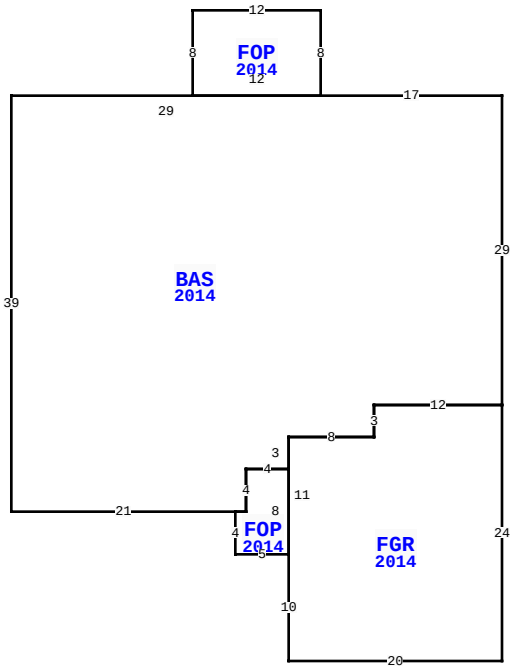
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,602	100	2014	1,602	185,348
FGR	456	55	2014	251	29,040
FOP	36	30	2014	11	1,273
FOP	96	30	2014	29	3,355
TOTALS	2,190			1,893	219,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	116.1741	121.98	230,908	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2016 Heated Area: 1602 HX Base Yr 2016



86109 CAESARS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,016
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,016
SOH/AGL Deduction		93,978
ASSESSED VALUE		180,038
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		123,627
TOTAL JUST VALUE		274,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428726	CO ISSUED	0	09/15/2014
B1428726	NEW CONSTR	201,304	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1252	1/20/2015	WD	Q	I	01	167,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LYMAN CORNELIUS J &						
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=2014] W17 FOP=[YR=2014] N8 W12 S8 E12 $ W29 S39 E21
FOP=[YR=2014] S4 E5 FGR=[YR=2014] S10 E20 N24 W12 S3 W8 S11
$ N8 W4 S4 W1 $ E1 N4 E4 N3 E8 N3 E12 N29 $.

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