LOT 12
THE HIDEAWAY #3 REPLAT
PB 7/313

O'DONNELL BRIGITTE & RYAN
86119 CAESARS AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

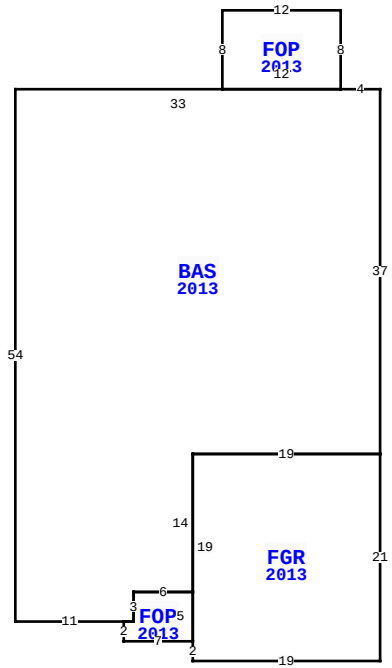
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,657	100	2013	1,657	192,905
FGR	399	55	2013	219	25,495
FOP	32	30	2013	10	1,164
FOP	96	30	2013	29	3,376
TOTALS	2,184			1,915	222,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	117.5118	123.39	236,292	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2023 Heated Area: 1657 HX Base Yr 2023



86119 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		222,942
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		277,942
SOH/AGL Deduction		0
ASSESSED VALUE		277,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,531
TOTAL JUST VALUE		277,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327622	CO ISSUED	0	01/09/2014
B1327622	NEW CONSTR	197,974	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1900	6/09/2022	WD	Q	I	01	325,000
GRANTOR: TAYLOR TANYA J						
GRANTEE: O'DONNELL BRIGITTE						
2398/1256	10/05/2020	WD	Q	I	02	235,000
GRANTOR: SHARPE BRANDON A & DA						
GRANTEE: TAYLOR TANYA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W4 FOP=[YR=2013] N8 W12 S8 E12 $ W33 S54 E11
FOP=[YR=2013] S2 E7 FGR=[YR=2013] S2 E19 N21 W19 S19 $ N5
W6 S3 W1 $ E1 N3 E6 N14 E19 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS