LOT 15
THE HIDEAWAY #3 REPLAT
PB 7/313

HILL STEVEN
86116 CAESERS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0015-0000

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

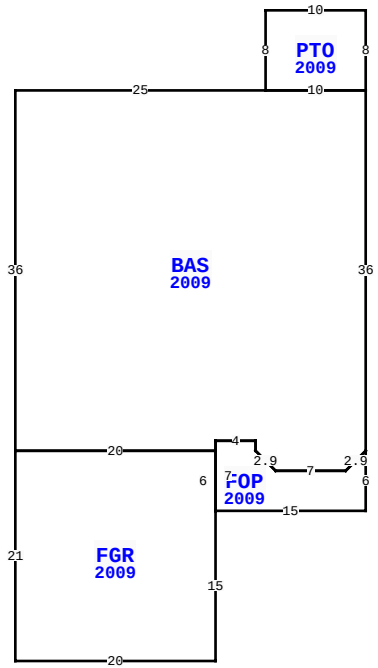
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	2009	1,274	148,426
FGR	420	55	2009	231	26,912
FOP	76	30	2009	23	2,680
PTO	80	5	2009	4	466
TOTALS	1,850			1,532	178,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,532	119.9520	125.95	192,955	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 0 Heated Area: 1274 HX Base Yr



86116 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,483
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	233,483
SOH/AGL Deduction	0
ASSESSED VALUE	233,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,483
TOTAL JUST VALUE	233,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22649	CO ISSUED	0	09/29/2009
E21941	ELEC OTHER	3,500	07/01/2009
M14700	MECH OTHER	0	07/01/2009
P13836	OTHER	0	07/01/2009
B22649	NEW CONSTR	122,430	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/0083	6/09/2020	WD	Q	I	01	205,000
GRANTOR: NOTARO DAVID						
GRANTEE: HILL STEVEN						
1646/0742	10/09/2009	WD	Q	I	01	140,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: NOTARO DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W10 S8 BAS=[YR=2009] W25 S36 FGR=[YR=2009] S21 E20 N15 FOP=[YR=2009] E15 N6 D2 L2 W7 U2 L2 N1 W4 S7$ N6 W20$ E20 N1 E4 S1 D2 R2 E7 U2 R2 N36 W10$ E10 N8$.

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	0	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