LOT 17
IN OR 2199/1557
THE HIDEAWAY #3 REPLAT

DAHLHAUSEN RITA L & RONALD F
86094 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0017-0000

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	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

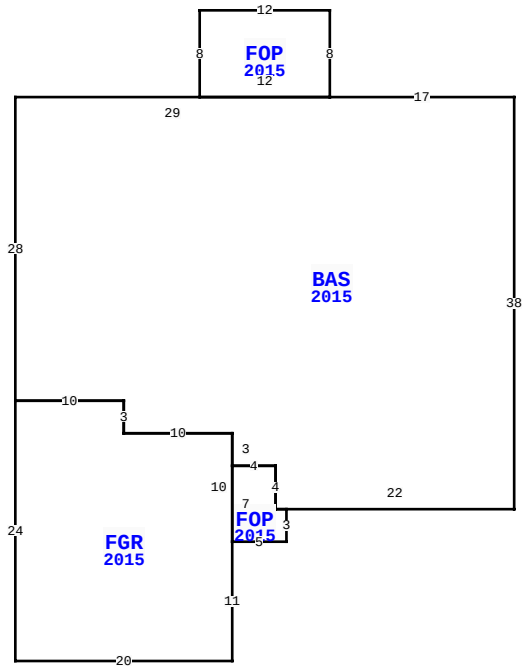
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	2015	1,562	187,314
FGR	450	55	2015	248	29,740
FOP	31	30	2015	9	1,079
FOP	96	30	2015	29	3,478
TOTALS	2,139			1,848	221,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	119.5950	125.57	232,053	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2019 Heated Area: 1562 HX Base Yr 2019



86094 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		221,611
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,611
SOH/AGL Deduction		108,860
ASSESSED VALUE		167,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,340
TOTAL JUST VALUE		276,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530072	CO ISSUED	0	08/04/2015
B1530072	NEW CONSTR	203,261	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/1557	5/29/2018	WD	Q	I	01	205,000
GRANTOR: HARDIN CHANCE W E & K						
GRANTEE: DAHLHAUSEN RITA L &						
1999/1819	8/27/2015	WD	Q	I	01	177,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARDIN CHANCE W E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] N8 W12 S8 E12 $ W29 S28
FGR=[YR=2015] S24 E20 N11 FOP=[YR=2015] E5 N3 W1 N4 W4 S7 $
N10 W10 N3 W10 $ E10 S3 E10 S3 E4 S4 E22 N38 $.

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