LOT 18
IN OR 2019/1748
THE HIDEAWAY #3 REPLAT

MORGAN JEFFREY ALAN
86066 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0018-0000

BUILDING CHARACTERISTICS

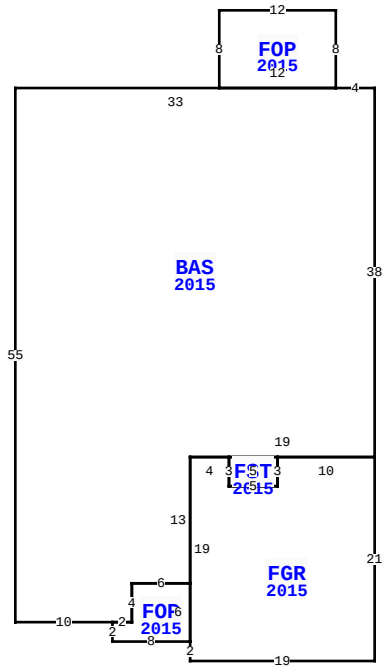
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,688	100	2015	1,688	194,074
FGR	384	55	2015	211	24,259
FOP	40	30	2015	12	1,380
FOP	96	30	2015	29	3,334
FST	15	55	2015	8	920
TOTALS	2,223			1,948	223,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	114.8364	120.58	234,890	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 0 Heated Area: 1688 HX Base Yr



86066 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	223,968
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	278,968
SOH/AGL Deduction	0
ASSESSED VALUE	278,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,968
TOTAL JUST VALUE	278,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530717	CO ISSUED	0	12/08/2015
B1530717	NEW CONSTR	208,543	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2019/1748	12/15/2015	WD	Q	I	01	169,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN JEFFREY ALAN						
1906/1140	3/06/2014	SW	U	V	37	96,600
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 FOP=[YR=2015] N8 W12 S8 E12$ W33 S55 E10
FOP=[YR=2015] S2 E8 FGR=[YR=2015] S2 E19 N21 W10
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W4 S19$ N6 W6 S4 W2$ E2
N4 E6 N13 E19 N38$.

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