LOT 22
IN OR 2214/1021
THE HIDEAWAY #3 REPLAT

VOISARD CARLA S
86183 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

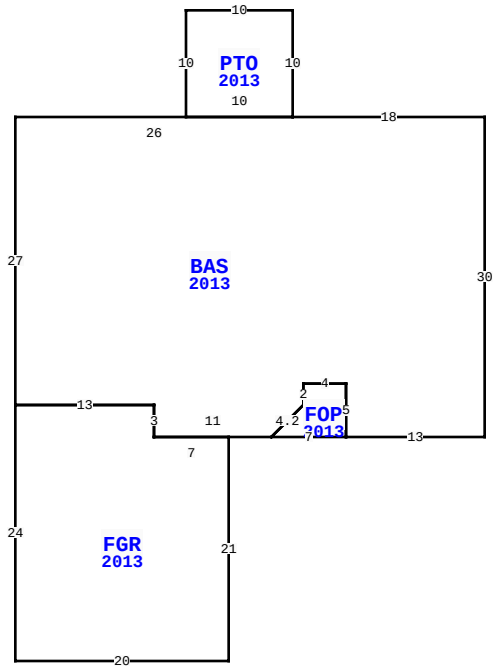
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,257	100	2013	1,257	153,614
FGR	459	55	2013	252	30,797
FOP	25	30	2013	8	978
PTO	100	5	2013	5	611
TOTALS	1,841			1,522	186,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,522	123.1650	129.32	196,825	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2019 Heated Area: 1257 HX Base Yr 2019



86183 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		186,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,000
SOH/AGL Deduction		97,683
ASSESSED VALUE		143,317
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,906
TOTAL JUST VALUE		241,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327099	CO ISSUED	0	09/11/2013
E1326326	NEW CONSTR	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2214/1021	7/27/2018	WD	Q	I	01	183,300
GRANTOR: CHRISTENSEN KARL E &						
GRANTEE: VOISARD CARLA S						
2152/1671	10/19/2017	WD	Q	I	01	165,500
GRANTOR: JARA EDGARDO ISMAEL &						
GRANTEE: CHRISTENSEN KARL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 PTO=[YR=2013] N10 W10 S10 E10 $ W26 S27
FGR=[YR=2013] S24 E20 N21 W7 N3 W13 $ E13 S3 E11
FOP=[YR=2013] E7 N5 W4 S2 D3 L3 $ U3 R3 N2 E4 S5 E13 N30
$.

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