LOT 24
IN OR 1559/1607
THE HIDEAWAY #3 REPLAT

GAGNON MICHEL R
86205 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

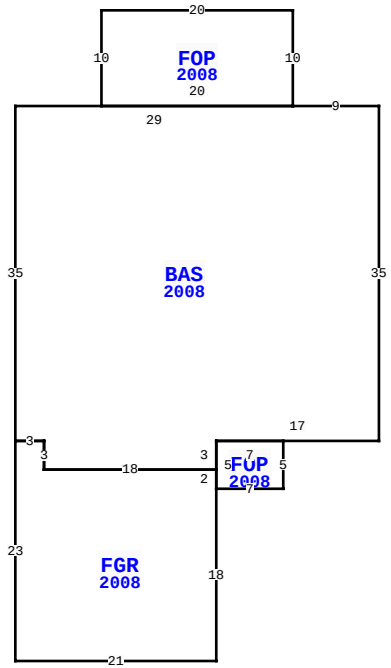
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	2008	1,384	154,977
FGR	429	55	2008	236	26,427
FOP	35	30	2008	10	1,120
FOP	200	30	2008	60	6,719
TOTALS	2,048			1,690	189,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	116.5500	122.38	206,822	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2026 Heated Area: 1384 HX Base Yr 2026



86205 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		189,242
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,242
SOH/AGL Deduction		16,100
ASSESSED VALUE		228,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,731
TOTAL JUST VALUE		244,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20452	ELEC OTHER	1,995	01/01/2008
M13591	MECH OTHER	0	01/01/2008
C20828	CO ISSUED	0	12/01/2007
R10906	REPAIR/RRF	3,500	12/01/2007
B20828	NEW CONSTR	170,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1607	4/07/2008	WD	Q	I		170,100
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: GAGNON MICHEL R						
1529/1702	10/10/2007	WD	U	V	19	36,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 FOP=[YR=2008] N10 W20 S10 E20$ W29 S35
FGR=[YR=2008] S23 E21 N18 FOP=[YR=2008] E7 N5 W7 S5$ N2 W18 N3 W3$ E3 S3 E18 N3 E17 N35$.

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	000134	C	RES POND	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