LOT 25
THE HIDEAWAY #3 REPLAT
PB 7/313

STRONG STEVEN CHARLES
4818 LYTFIELD DR
DUBLIN, OH 43017

2026

42-2N-27-4371-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

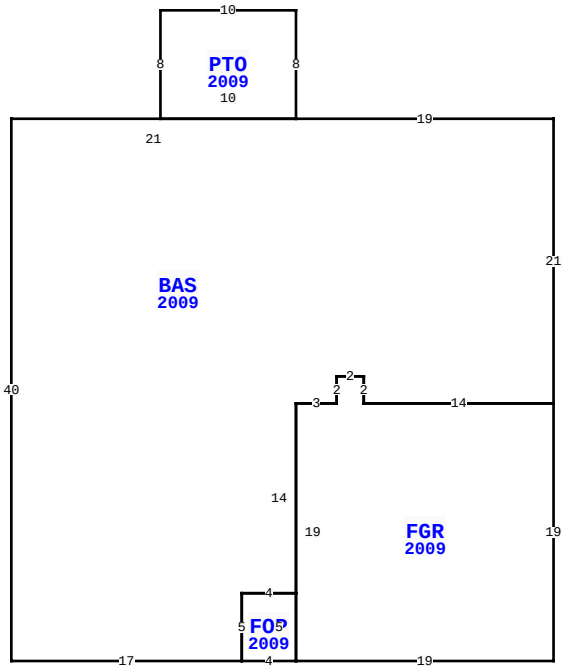
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	2009	1,215	159,793
FGR	365	55	2009	201	26,435
FOP	20	30	2009	6	789
PTO	80	5	2009	4	526
TOTALS	1,680			1,426	187,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,426	135.4080	142.18	202,749	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2023 Heated Area: 1215 HX Base Yr



86215 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 — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,543
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	242,543
SOH/AGL Deduction	0
ASSESSED VALUE	242,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,543
TOTAL JUST VALUE	242,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922757	CO ISSUED	0	08/01/2009
E22031	ELEC OTHER	3,500	08/01/2009
M14764	MECH OTHER	0	08/01/2009
R12040	REPAIR/RRF	2,800	08/01/2009
P13884	OTHER	0	08/01/2009
B22757	NEW CONSTR	110,880	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2558/0164	4/22/2022	WD	Q	I	01	305,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: STRONG STEVEN CHARL						
2520/0127	12/07/2021	WD	Q	I	01	259,500
GRANTOR: PLATT JUSTIN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N8 W10 S8 E10$ W21 S40 E17
FOP=[YR=2009] E4 FGR=[YR=2009] E19 N19 W14 N2 W2 S2 W3 S19$
N5 W4 S5$ N5 E4 N14 E3 N2 E2 S2 E14 N21$.

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	000134	C	RES POND	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