LOT 29
THE HIDEAWAY #3 REPLAT
PB 7/313

ROMAN DANNY
86253 CEASARS AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0029-0000

BUILDING CHARACTERISTICS

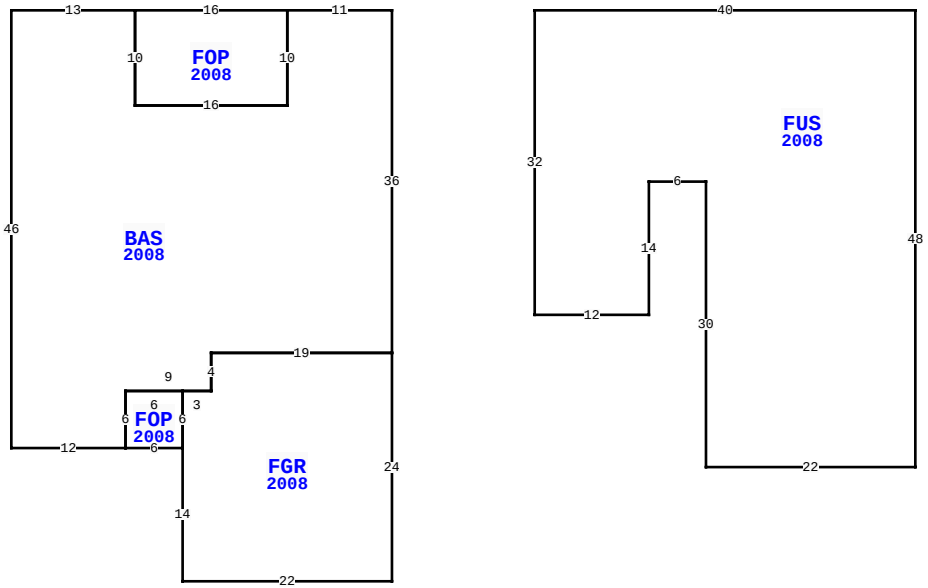
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,436	100	2008	1,436	150,211
FGR	516	55	2008	284	29,708
FOP	36	30	2008	11	1,151
FOP	160	30	2008	48	5,021
FUS	1,548	100	2008	1,548	161,927
TOTALS	3,696			3,327	348,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,327	108.5784	114.01	379,311	2008	2008	0	0	0	8.25	91.75

1 SINGLE FAM 100% - 2009 Heated Area: 2984 HX Base Yr 2009



86253 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		348,018
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		403,018
SOH/AGL Deduction		117,634
ASSESSED VALUE		285,384
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,973
TOTAL JUST VALUE		403,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21603	CO ISSUED	241,098	11/06/2008
M14064	MECH OTHER	0	08/01/2008
B21603	NEW CONSTR	241,098	07/01/2008
E21035	ELEC OTHER	1,800	07/01/2008
R11373	REPAIR/RRF	0	07/01/2008
P13311	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0958	12/30/2022	QC	U	I	11	100
GRANTOR: RUTLEDGE MELISSA F/K/						
GRANTEE: ROMAN DANNY						
1593/1989	11/20/2008	WD	Q	I		250,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: ROMAN DANNY & MELIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 FOP=[YR=2008] W16 S10 E16 N10$ S10 W16 N10 W13 S46 E12 FOP=[YR=2008] E6 FGR=[YR=2008] S14 E22 N24 W19 S4 W3 S6$ N6 W6 S6 $ N6 E9 N4 E19 N36$ PTR=E15 FUS=[YR=2008] E40 S48 W22 N30 W6 S14 W12 N32$ W15$.

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