LOT 30
IN OR 2154/1586
THE HIDEAWAY #3 REPLAT

MUISE DILLON C/NASH GABRIELLE R
86261 CAESARS AV
YULEE, FL 32097

2026

42-2N-27-4371-0030-0000

BUILDING CHARACTERISTICS

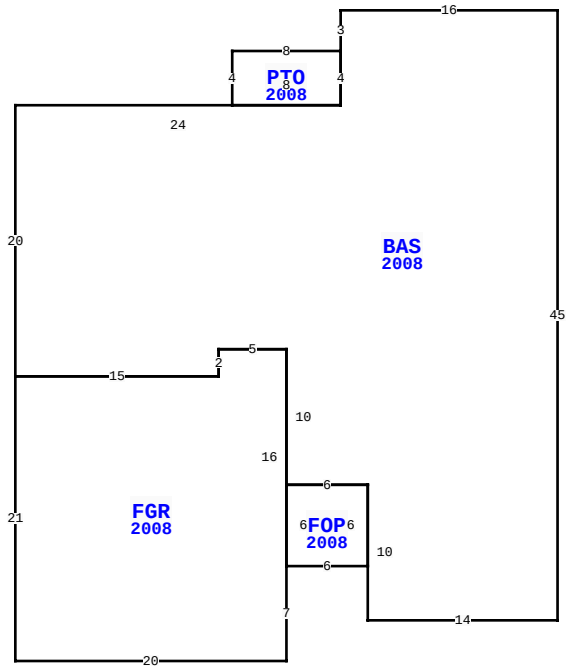
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,202	100	2008	1,202	146,564
FGR	430	55	2008	236	28,776
FOP	36	30	2008	11	1,341
PTO	32	5	2008	2	244
TOTALS	1,700			1,451	176,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	126.9135	133.26	193,360	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 0 Heated Area: 1202 HX Base Yr



BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

86261 CAESARS AVE, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,924
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	231,924
SOH/AGL Deduction	0
ASSESSED VALUE	231,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,924
TOTAL JUST VALUE	231,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21738	CO ISSUED	0	04/15/2009
M14164	MECH OTHER	0	09/01/2008
E21137	ELEC OTHER	1,800	08/01/2008
P13437	OTHER	0	08/01/2008
B21738	NEW CONSTR	150,000	07/01/2008
R11438	REPAIR/RRF	5,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1586	10/30/2017	WD	Q	I	01	166,000
GRANTOR: SMART TIMOTHY P & MAR						
GRANTEE: MUISE DILLON C & GA						
1619/0163	4/30/2009	WD	Q	I	01	139,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SMART TIMOTHY P & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 S3 PTO=[YR=2008] W8 S4 E8 N4$ S4W24 S20
FGR=[YR=2008] S21 E20 N7 FOP=[YR=2008] E6 N6 W6 S6$ N16 W5
S2 W15$ E15 N2 E5 S10 E6 S10 E14 N45$.

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