LOT 32
THE HIDEAWAY #3 REPLAT
PB 7/313

BARRY RICHARD J L/E/
86277 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

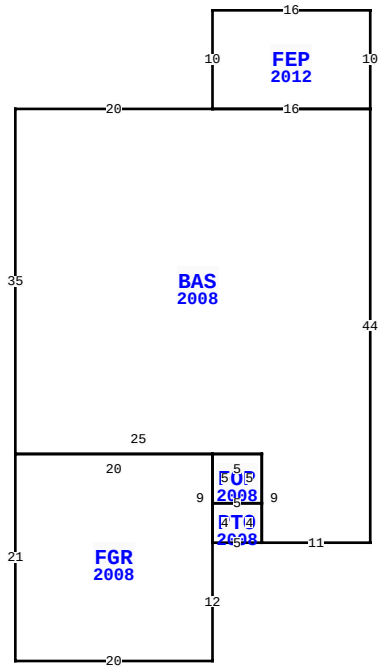
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	2008	1,359	154,384
FEP	160	80	2012	128	14,541
FGR	420	55	2008	231	26,242
FOP	25	30	2008	8	909
PTO	20	5	2008	1	113
TOTALS	1,984			1,727	196,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	117.6000	123.48	213,250	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2015 Heated Area: 1359 HX Base Yr 2015



86277 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		196,190
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,190
SOH/AGL Deduction		104,644
ASSESSED VALUE		146,546
TOTAL EXEMPTION VALUE	HX HB VX SX WR	111,411
BASE TAXABLE VALUE		35,135
TOTAL JUST VALUE		251,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25976	ADDITION	3,155	05/01/2012
C21874	CO ISSUED	0	01/13/2009
M14186	H/AC	0	10/01/2008
E21229	ELEC OTHER	0	09/01/2008
R11540	REPAIR/RRF	3,546	09/01/2008
B21874	NEW CONSTR	127,116	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0443	9/23/2022	LE	U	I	11	100
GRANTOR: BARRY RICHARD J						
GRANTEE: BARRY BRIAN & JACQU						
1949/0967	11/24/2014	WD	Q	I	01	150,000
GRANTOR: DARROW KENNETH R & SA						
GRANTEE: BARRY RICHARD J & L						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W16 S10 BAS=[YR=2008] W20 S35 FGR=[YR=2008] S21 E20 N12 PTO=[YR=2008] E5 N4 FOP=[YR=2008] N5 W5 S5 E5$ W5 S4$ N9 W20$ E25 S9 E11 N44 W16$ E16 N10$.

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