LOT 77
IN OR 1992/519
THE HIDEAWAY #3 REPLAT

CHAVEZ ROBERT & JENEE
86224 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0077-0000

BUILDING CHARACTERISTICS

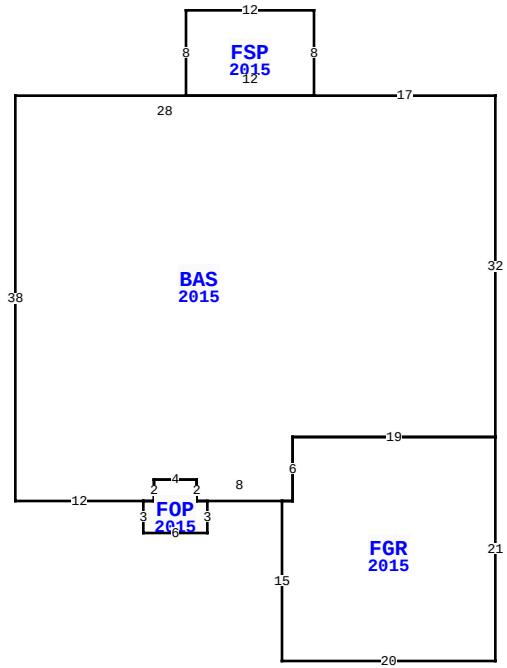
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,588	100	2015	1,588	182,896
FGR	414	55	2015	228	26,259
FOP	26	30	2015	8	921
FSP	96	40	2015	38	4,377
TOTALS	2,124			1,862	214,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	115.0422	120.79	224,911	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2024 Heated Area: 1588 HX Base Yr 2024



86224 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		214,453
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		269,453
SOH/AGL Deduction		97,906
ASSESSED VALUE		171,547
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,136
TOTAL JUST VALUE		269,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429332	CO ISSUED	0	03/10/2015
B1429320	NEW CONSTR	199,322	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/0519	7/10/2015	WD	Q	I	01	172,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAVEZ ROBERT & JEN						
1893/0050	12/05/2013	SW	U	V	37	128,800
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2015] N8 W12 S8 E12 $ W28 S38 E12
FOP=[YR=2015] S3 E6 N3 W1 N2W4 S2 W1 $ E1 N2 E4 S2 E8
FGR=[YR=2015] S15 E20 N21 W19 S6 W1 $ E1 N6 E19 N32 $.

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