LOT 78
THE HIDEAWAY #3 REPLAT
PB 7/313

WALLER JENNIFER L
86210 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0078-0000

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 70
Interior Floo	08	SHT VINYL 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

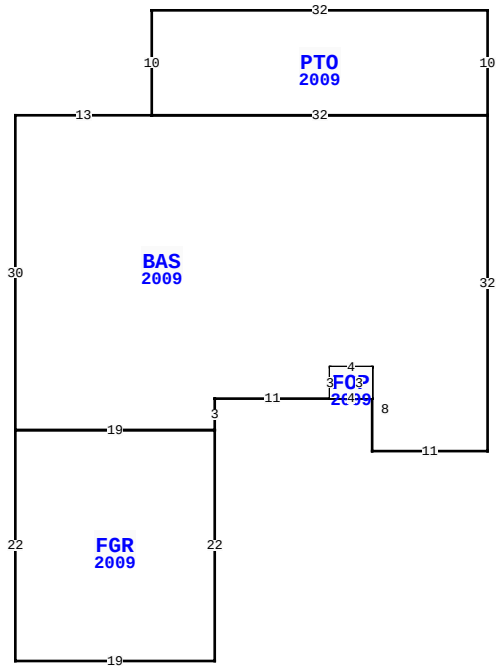
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,315	100	2009	1,315	153,202
FGR	418	55	2009	230	26,796
FOP	12	30	2009	4	466
PTO	320	5	2009	16	1,864
TOTALS	2,065			1,565	182,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	119.9520	125.95	197,112	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2022 Heated Area: 1315 HX Base Yr 2022



86210 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		182,329
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,329
SOH/AGL Deduction		22,945
ASSESSED VALUE		214,384
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,973
TOTAL JUST VALUE		237,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22906	CO ISSUED	0	11/30/2009
E0922183	ELEC OTHER	1,500	10/01/2009
M0914880	H/AC	0	10/01/2009
P0913957	OTHER	0	10/01/2009
R0912114	REPAIR/RRF	2,506	10/01/2009
B0922906	NEW CONSTR	119,526	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0812	4/09/2020	WD	Q	I	01	204,900
GRANTOR: SNOW ERIC & NANETTE (						
GRANTEE: WALLER JENNIFER L						
1653/0038	12/09/2009	WD	Q	I	01	140,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: SNOW ERIC & NANETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W32 W13 S30 E19 N3 E11 N3 E4 S8 E11 N32 $
FGR=[YR=2009;ORIG=-45,30] S22 E19 N22 W19 $
PTO=[YR=2009;ORIG=0,0] N10 W32 S10 E32 $
FOP=[YR=2009;ORIG=-15,27] E4 N3 W4 S3 $
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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