LOT 80
IN OR 1912/1850
THE HIDEAWAY #3 REPLAT

HIATT ROBIN L
86186 CAESARS AVENUE
YULEE, FL 32097

2026

42-2N-27-4371-0080-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

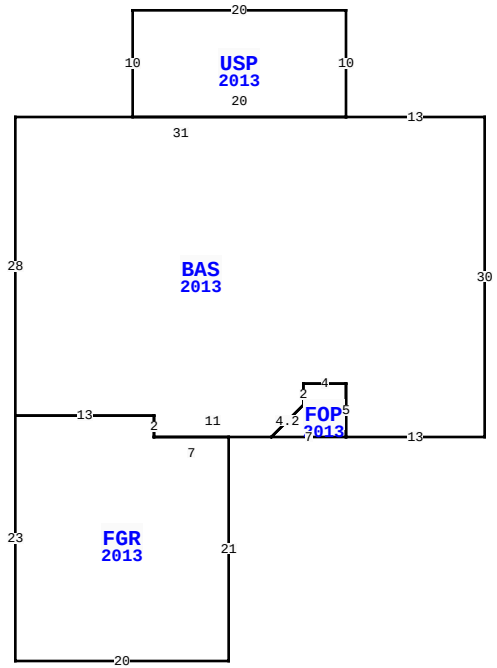
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100	2013	1,270	163,437
FGR	446	55	2013	245	31,529
FOP	25	30	2013	8	1,029
USP	200	30	2013	60	7,722
TOTALS	1,941			1,583	203,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	129.6981	136.18	215,573	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 1270 HX Base Yr 2015



86186 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		203,716
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,716
SOH/AGL Deduction		110,143
ASSESSED VALUE		148,573
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		92,162
TOTAL JUST VALUE		258,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327285	CO ISSUED	0	10/24/2013
E1326513	NEW CONSTR	0	08/01/2013
B1327385	NEW CONSTR	155,720	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1912/1850	4/08/2014	WD	Q	I	02	149,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HIATT ROBIN L						
1860/0161	6/04/2013	SW	U	V	37	16,100
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W13 W31 S28 E13 S2 E11 U3R3 N2 E4 S5 E13 N30 $
FGR=[YR=2013;ORIG=-44,28] S23 E20 N21 W7 N2 W13 $
USP=[YR=2013;ORIG=-13,0] N10 W20 S10 E20 $
FOP=[YR=2013;ORIG=-20,30] E7 N5 W4 S2 D3L3 $
.

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS