LOT 81
THE HIDEAWAY #3 REPLAT
PB 7/313

SEARS JASON
86174 CAESARS AVE
YULEE, FL 32097

2026

42-2N-27-4371-0081-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

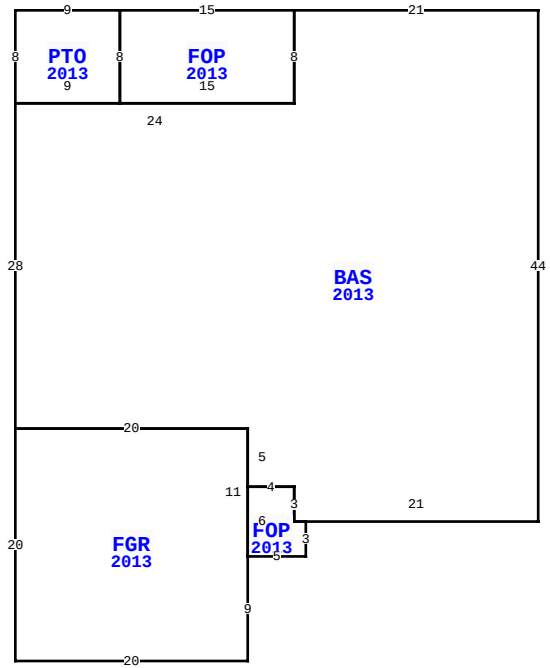
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2013	1,616	194,371
FGR	400	55	2013	220	26,462
FOP	27	30	2013	8	962
FOP	120	30	2013	36	4,330
PTO	72	5	2013	4	481
TOTALS	2,235			1,884	226,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	121.2162	127.28	239,796	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2020 Heated Area: 1616 HX Base Yr 2020



86174 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		226,607
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		281,607
SOH/AGL Deduction		66,400
ASSESSED VALUE		215,207
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,796
TOTAL JUST VALUE		281,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327664	CO ISSUED	0	01/06/2014
B1327664	NEW CONSTR	198,873	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0711	8/13/2018	WD	Q	I	01	210,000
GRANTOR: CONSTANTINE BRENT L &						
GRANTEE: SEARS JASON						
2058/1292	7/11/2016	WD	Q	I	01	185,000
GRANTOR: BOYETTE DAVID A & ASH						
GRANTEE: CONSTANTINE BRENT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 FOP=[YR=2013] W15 PTO=[YR=2013] W9 S8 E9 N8 $ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2013] S20 E20 N9 FOP=[YR=2013] E5 N3 W1 N3 W4 S6 $ N11 W20 $ E20 S5 E4 S3 E21 N44 $.

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