LOT 24
IN OR 1647/517
THE HIDEAWAY #2 PB 7/233

ROBERTS ERNEST J & BARBARA A
86033 VENUS COURT
YULEE, FL 32097

2023

42-2N-27-4370-0024-0000

BUILDING CHARACTERISTICS

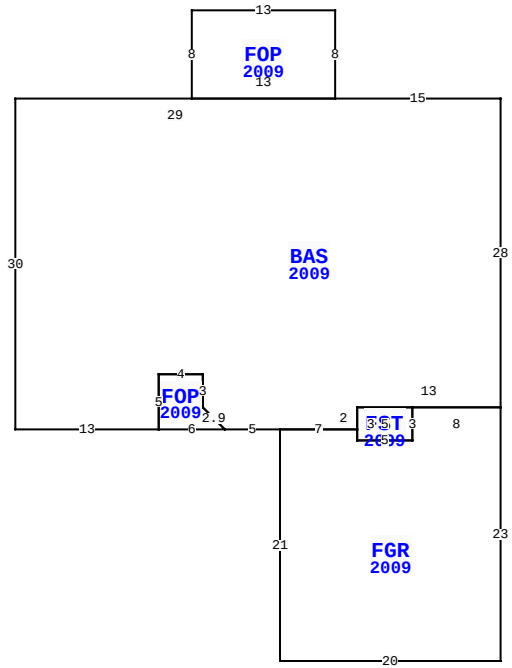
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	137,559
FGR	431	55	237	25,630
FOP	22	30	7	757
FOP	104	30	31	3,352
FST	15	55	8	865
TOTALS	1,844		1,555	168,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,555	127.6836	115.23	179,183	2009	2009	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2011 Heated Area: 1272 HX Base Yr 2011



86033 VENUS CT, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,163
TOTAL MARKET OB/XF VALUE		3,378
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		221,541
SOH/AGL Deduction		99,894
ASSESSED VALUE		121,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,647
TOTAL JUST VALUE		221,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922595	CO ISSUED	0	10/12/2009
E21946	ELEC OTHER	2,000	07/01/2009
M14661	MECH OTHER	0	07/01/2009
P13825	OTHER	0	06/01/2009
R11942	REPAIR/RRF	4,000	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0517	10/26/2009	WD	Q	I	01	166,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROBERTS ERNEST J &						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FOP=[YR=2009] N8 W13 S8 E13$ W29 S30 E13
FOP=[YR=2009] E6 U2 L2 N3 W4 S5$ N5 E4 S3 D2 R2 E5
FGR=[YR=2009] S21 E20 N23 W8 FST=[YR=2009] W5 S3 E5 N3$ S3
W5 N1 W7$ E7 N2 E13 N28$.

EXTRA FEATURES

L N	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
1	0810	CONCRETE A	0	100	0	0	463.00	SF	6.50	6.50	100	2009	2009	3	91	2,739	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2009	2009	3	91	639	

LAND DESCRIPTION

TOTAL OB/XF 3,378

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS