



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
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1,278	139,680
FGR	432	55	238	26,013
FOP	18	30	5	546
FOP	80	30	24	2,624
FST	12	55	7	765
TOTALS	1,820		1,552	169,627

EXTRA FEATURES	
L N	OB/XF CODE

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	0811	CONCRETE B	0 100	0	0	886.00	SF	5.20	5.20	100	2011	2011	3	93	4,285	
2	0810	CONCRETE A	0 100	35	3	105.00	SF	6.50	6.50	100	2011	2011	3	93	635	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,552	127.6836	115.23	178,837	2011	2011	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 1278 HX Base Yr 2022									
BLD DATE 05/17/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE									

86049 VENUS CT, YULEE

TOTAL OB/XF									
4,920									

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4,920									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			169,627
TOTAL MARKET OB/XF VALUE			4,920
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			224,547
SOH/AGL Deduction			24,659
ASSESSED VALUE			199,888
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			149,888
TOTAL JUST VALUE			224,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24101	CO ISSUED	0	02/24/2011
E23104	NEW CONSTR	0	12/01/2010
M15786	H/AC	0	12/01/2010
P14520	NEW CONSTR	0	11/01/2010
B24101	NEW CONSTR	147,464	11/01/2010

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2458/1656	5/03/2021	WD Q	I 01
GRANTOR: CANADA BRANDON J & TR			
GRANTEE: WILDES COURTNEY CAT			
1913/0318	4/18/2014	WD Q	I 01
GRANTOR: CROSBY ANNETTE D			
GRANTEE: CANADA BRANDON J &			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W12 FOP=[YR=2011] N4 W20 S4 E20\$ W32 S30 E15 FOP=[YR=2011] E6 U2 L2 N2 W4 S4\$ N4 E4 S2 D2 R2 E3 FGR=[YR=2011] S21 E20 N23 W8 FST=[YR=2011] W4 S3 E4 N3\$ S3 W4 N1 W8\$ E8 N2 E12 N28\$.	