LOT 28
THE HIDEAWAY #2 PB 7/233

RODRIGUEZ ARMANDO & VICTORIA
86044 VENUS CT
YULEE, FL 32097

2023

42-2N-27-4370-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

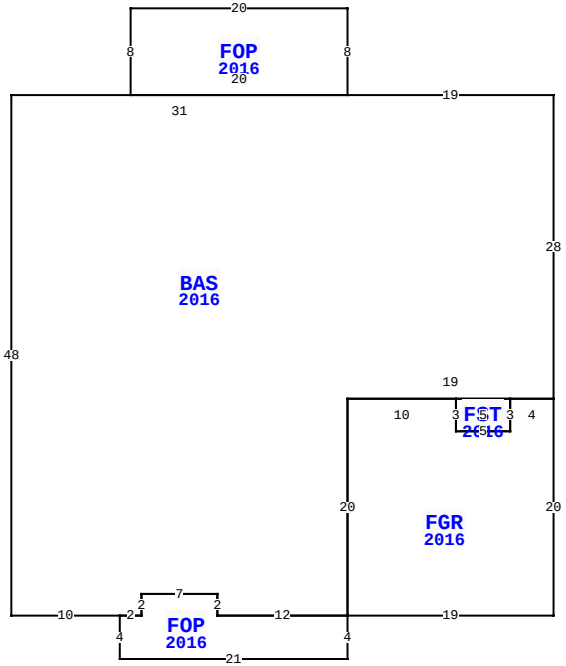
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,006	100	2,006	211,016
FGR	365	55	201	21,144
FOP	98	30	29	3,051
FOP	160	30	48	5,050
FST	15	55	8	841
TOTALS	2,644		2,292	241,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	119.5502	107.89	247,284	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2006 HX Base Yr 2020



86044 VENUS CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,102
TOTAL MARKET OB/XF VALUE		4,199
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		295,301
SOH/AGL Deduction		71,108
ASSESSED VALUE		224,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,193
TOTAL JUST VALUE		295,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531324	CO ISSUED	0	03/17/2016
B1531324	NEW CONSTR	249,532	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2287/0802	7/02/2019	WD	Q	I	01	240,000
GRANTOR: CLIFTON LARRY R & ROB						
GRANTEE: RODRIGUEZ ARMANDO &						
2186/1744	3/30/2018	WD	Q	I	02	225,000
GRANTOR: KRAMER DAVID A & ASHL						
GRANTEE: CLIFTON LARRY R & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N8 W20 S8 E20$ W31 S48 E10
FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2
W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

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
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	
2	0810	CONCRETE A	0	100	0	0	606.00	SF	6.50	6.50	100	2016	2016	3	97	3,821	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS