

KETCHAM KENNETH LEE & ALLISON AILDRED
86028 VENUS CT
YULEE, FL 32097

42-2N-27-4370-0029-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4071.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8301001,830181,470

FGR3845521120,924

FOP7630232,281

FOP11730353,471

FST15558793

TOTALS2,4222,107208,939

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000554.00SF5.205.20100201220123942,708

20810CONCRETE A010021363.00SF6.506.5010020122012394385

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE06/23/2017BY SBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,107115.2382104.00219,12820122012004.6595.35

1 SINGLE FAM - 100% - 2019Heated Area: 1830HX Base Yr 2019

Diagram showing building footprint with dimensions and area labels: BAS 2012, FGR 2012, FOP 2012, FST 2012.

BLD DATEXF DATEINC DATE05/17/2022NW

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

STANDARD

BUILDING MARKET VALUE208,939

TOTAL MARKET OB/XF VALUE3,093

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE262,032

SOH/AGL Deduction72,279

ASSESSED VALUE189,753

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE139,753

TOTAL JUST VALUE262,032

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE226,028

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2642/18825/22/2023WDQI01370,000

GRANTOR:WIX KRISTIAN & REBECC

GRANTEE:KETCHAM KENNETH LEE

2216/00267/30/2018WDQI01225,000

GRANTOR:HETH WILLIAM T & SARA

GRANTEE:WIX KRISTIAN & REBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N9 W13 S9 E13\$ W33 S24
FGR=[YR=2012] S21 E19 N21 W11 FST=[YR=2012] W5 S3 E5 N3\$ S3
W5 N3 W3\$ E19 S21 E10 FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3
W2\$ E2 N3 E7 S3 E12 N45\$.