LOT 36
IN OR 1677/919
THE HIDEAWAY #3 REPLAT

JONES JOHN D
86175 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0036-0000

BUILDING CHARACTERISTICS

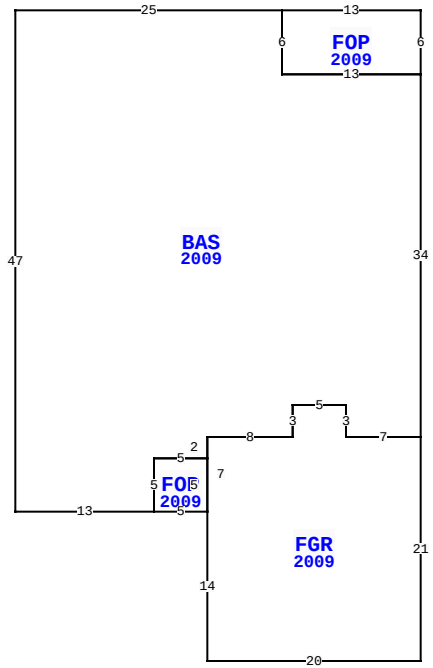
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,528	100	1,528	154,598
FGR	435	55	239	24,181
FOP	25	30	8	810
FOP	78	30	23	2,327
TOTALS	2,066		1,798	181,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	119.9000	108.21	194,562	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1528 HX Base Yr 2011



86175 VENETIAN AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,915
TOTAL MARKET OB/XF VALUE		3,218
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,133
SOH/AGL Deduction		107,107
ASSESSED VALUE		128,026
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,026
TOTAL JUST VALUE		235,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22653	CO ISSUED	0	04/01/2010
M14797	MECH OTHER	0	09/01/2009
E21935	ELEC OTHER	1,900	07/01/2009
P13852	OTHER	0	07/01/2009
B22653	NEW CONSTR	150,000	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/0919	5/03/2010	WD	Q	I	01	149,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: JONES JOHN D						
1617/1020	4/29/2009	WD	U	V	30	48,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W13 BAS=[YR=2009] W25 S47 E13 FOP=[YR=2009] E5 FGR=[YR=2009] S14 E20 N21 W7 N3 W5 S3 W8 S7$ N5 W5 S5$ N5 E5 N2 E8 N3 E5 S3 E7 N34 W13 N6$ S6 E13 N6$.

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	0	0	475.00	SF	6.50	6.50	100	2009	2009	3	91	2,810	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2009	2009	3	91	408	

LAND DESCRIPTION

TOTAL OB/XF 3,218

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 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS