

LOT 40
IN OR 1986/597
THE HIDEAWAY #3 REPLAT

CREWS THERESA H
86219 VENETIAN AVENUE
YULEE, FL 32097

2023

42-2N-27-4371-0040-0000



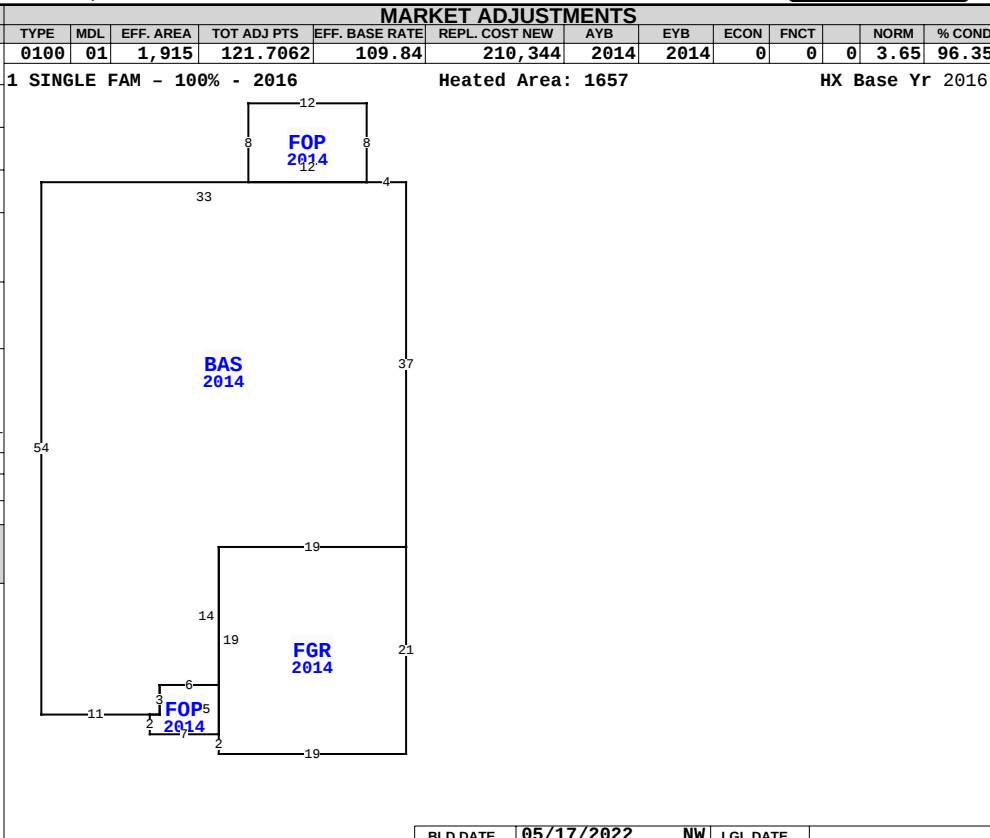
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,657	100	1,657	175,362
FGR	399	55	219	23,177
FOP	32	30	10	1,058
FOP	96	30	29	3,069
TOTALS	2,184		1,915	202,666

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
1	0811	CONCRETE B	0	100	0	0	475.00	SF	5.20	5.20	100	2014	2014
2	0810	CONCRETE A	0	100	21	8	168.00	SF	6.50	6.50	100	2019	2019

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00



86219 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		202,666	
TOTAL MARKET OB/XF VALUE		3,428	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		256,094	
SOH/AGL Deduction		88,648	
ASSESSED VALUE		167,446	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		117,446	
TOTAL JUST VALUE		256,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429120	CO ISSUED	0	01/20/2015
B1429120	NEW CONSTR	204,200	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0597	6/03/2015	WD	Q	I	01	171,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CREWS THERESA H						
1862/1219	6/05/2013	SW	U	V	37	64,400
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2014] W4 FOP=[YR=2014] N8 W12 S8 E12 \$ W33 S54 E11 FOP=[YR=2014] S2 E7 FGR=[YR=2014] S2 E19 N21 W19 S19 \$ N5 W6 S3 W1 \$ E1 N3 E6 N14 E19 N37 \$.													