

LOT 41
THE HIDEAWAY #3 REPLAT
PB 7/313

BASSO PETER C & DEBRA L L/E/
86233 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0041-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	05	AVERAGE 70	0100	01	1,536	127.6836	115.23	176,993	2008	2008	0	0	0	6.65	93.35	VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2020													Heated Area: 1258 HX Base Yr 2020									
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 165,223									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 3,282									
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET 50,000									
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE 218,505									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 52,585									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 165,920									
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB SX 100,000									
Bathrooms	2	100														BASE TAXABLE VALUE 65,920									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 218,505									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 189,449																						
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	1,258	100	1,258	135,319																					
FGR	432	55	238	25,601																					
FOP	52	30	16	1,721																					
USP	80	30	24	2,582																					
TOTALS		1,822	1,536	165,223																					
EXTRA FEATURES		86233 VENETIAN AVE, YULEE													BLD DATE 05/17/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE										
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	0810	CONCRETE A	0 100	0 0	475.00	SF	6.50	6.50	100	2008	2008	3	90	2,779											
2	0810	CONCRETE A	0 100	0 0	86.00	SF	6.50	6.50	100	2008	2008	3	90	503											
LAND DESCRIPTION		TOTAL OB/XF 3,282																							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								
REVIEW DATE 12/12/2019 BY NWTW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																									