

LOT 42
IN OR 1589/1514
THE HIDEAWAY #3 REPLAT

WATTS VIRGINIA M
86245 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0042-0000



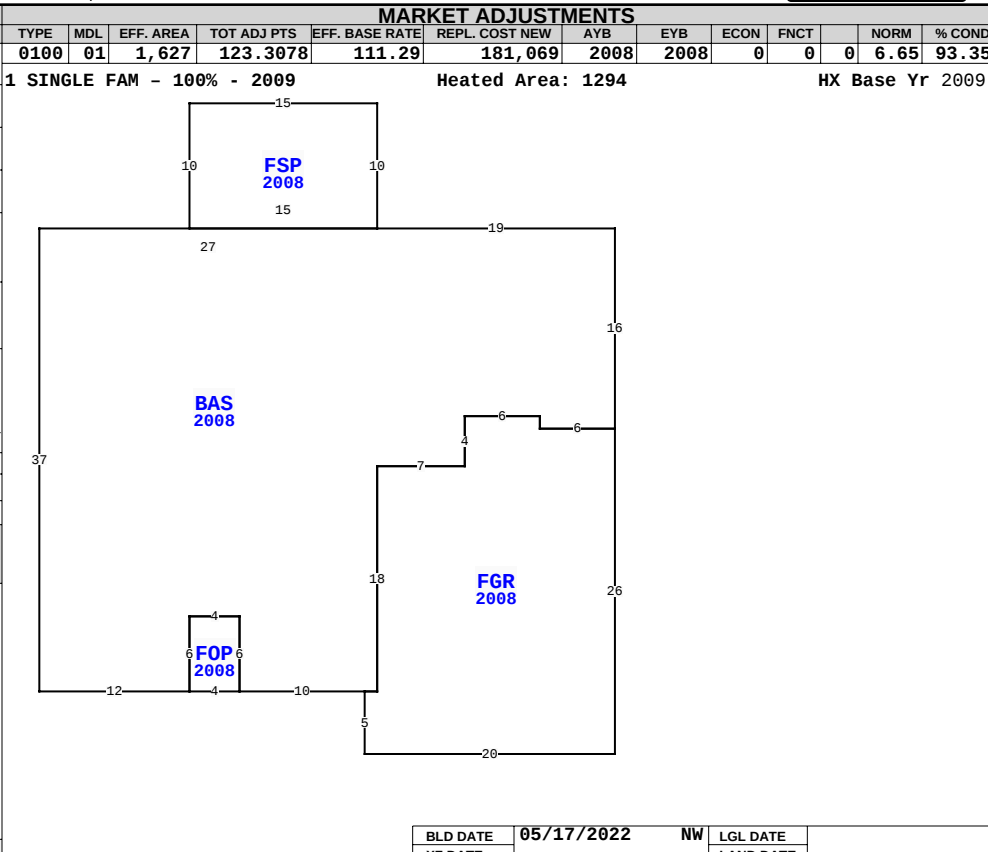
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,294	100	1,294	134,432
FGR	484	55	266	27,634
FOP	24	30	7	727
FSP	150	40	60	6,233
TOTALS	1,952		1,627	169,028

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	0810	CONCRETE A	0	100	0	0	488.00	SF	6.50	6.50	100	2008	2008
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2008	2008

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	0003		0.00	0.00	1.00	LT		1.00	1.00



86245 VENETIAN AVE, YULEE

BLD DATE	05/17/2022	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,627	123.3078	111.29	181,069	2008	2008	0	0	6.65	93.35

1 SINGLE FAM - 100% - 2009
Heated Area: 1294
HX Base Yr 2009

86245 VENETIAN AVE, YULEE

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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
488.00	SF	6.50	6.50	100	2008	2008	3	90	2,855	
63.00	SF	6.50	6.50	100	2008	2008	3	90	369	
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,028
TOTAL MARKET OB/XF VALUE		3,224
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		222,252
SOH/AGL Deduction		101,484
ASSESSED VALUE		120,768
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,768
TOTAL JUST VALUE		222,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21038	CO ISSUED	169,900	09/30/2008
R11011	REPAIR/RRF	15,000	02/01/2008
M13637	MECH OTHER	0	02/01/2008
P13001	OTHER	0	02/01/2008
B21038	NEW CONSTR	169,900	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1589/1514	10/20/2008	WD	Q	I		158,300
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: WATTS VIRGINIA M						
1546/0333	1/14/2008	WD	U	V	19	40,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS													
BAS=[YR=2008] W19 FSP=[YR=2008] N10 W15 S10 E15\$ W27 S37 E12 FOP=[YR=2008] E4 N6 W4 S6\$ N6 E4 S6 E10 FGR=[YR=2008] S5 E20 N26 W6 N1 W6 S4 W7 S18 W1\$ E1 N18 E7 N4 E6 S1 E6 N16\$.													