

LOT 43
IN OR 1633/1587
THE HIDEAWAY #3 REPLAT

HARDENBROOK MELISSA
86257 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0043-0000



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
FOP	160	30	48	4,987

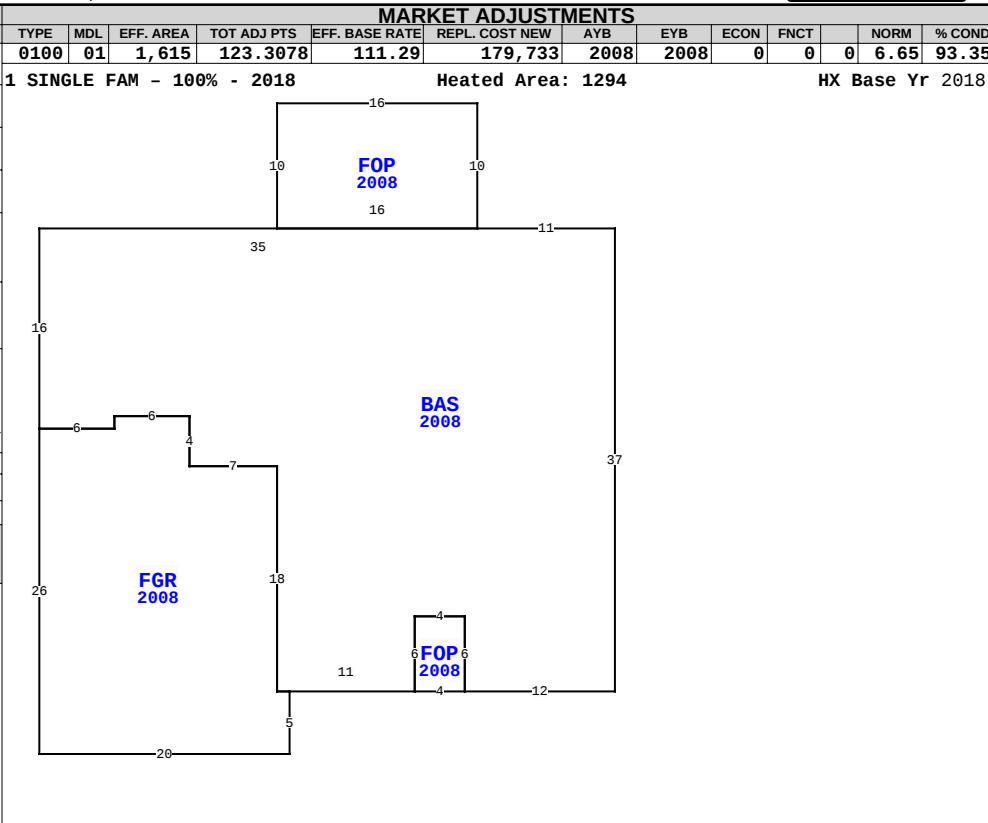
TOTALS 1,962 1,615 167,781

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	0	0	488.00	SF	6.50	6.50	100	2008	2008	3	90	2,855	
2	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	90	369	
3	0810	CONCRETE A	0 100	0	0	140.00	SF	6.50	6.50	100	2019	2019	3	99	901	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



86257 VENETIAN AVE, YULEE

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

LAND DATE
AG DATE

TOTAL OB/XF																4,125
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TOTAL OB/XF																4,125
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		167,781
TOTAL MARKET OB/XF VALUE		4,125
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		221,906
SOH/AGL Deduction		79,169
ASSESSED VALUE		142,737
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,737
TOTAL JUST VALUE		221,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21036	CO ISSUED	0	04/13/2009
R11009	REPAIR/RRF	15,000	02/01/2008
M13638	MECH OTHER	0	02/01/2008
P13002	OTHER	0	02/01/2008
B21036	NEW CONSTR	189,900	02/01/2008

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1633/1587	8/03/2009	WD Q	I 01
GRANTOR: WATSON CUSTOM HOME BU			
GRANTEE: HARDENBROOK MELISSA			
1546/0374	1/14/2008	WD U	V 19
GRANTOR: ONE AND THREE ACQUISI			
GRANTEE: WATSON CUSTOM HOME			

OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD	SALE PRICE
1633/1587	8/03/2009	WD Q	I 01	139,000
GRANTOR: WATSON CUSTOM HOME BU				
GRANTEE: HARDENBROOK MELISSA				
1546/0374	1/14/2008	WD U	V 19	40,000
GRANTOR: ONE AND THREE ACQUISI				
GRANTEE: WATSON CUSTOM HOME				

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2008]	W11 FOP=[YR=2008]	N10 W16 S10 E16\$ W35 S16	
FGR=[YR=2008]	S26 E20 N5 W1 N18 W7 N4 W6 S1 W6\$ E6 N1 E6 S4		
E7 S18 E11 FOP=[YR=2008]	E4 N6 W4 S6\$ N6 E4 S6 E12 N37\$.		