

LOT 46
IN OR 1545/78
THE HIDEAWAY #3 REPLAT

HILL AMY L/HILL GERALD W & PAMELA N
86276 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0046-0000



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	17	CB STUCCO 100	0100	01	1,582	124.5420	112.40	177,817	2007	2007	0	0	0	7.50	92.50	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2008													Heated Area: 1251																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	14	CARPET 80														Tax Group: 4										Tax Dist:									
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										164,481									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										3,027									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										50,000									
Bedrooms		3 100														TOTAL MARKET VALUE										217,508									
Bathrooms		2 100														SOH/AGL Deduction										98,743									
Frame	03	MASONRY 100														ASSESSED VALUE										118,765									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										68,765									
Occupancy	00	NONE 100	TOTAL JUST VALUE										217,508																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										188,968																						
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	1,251	100	1,251	130,066																															
FGR	441	55	243	25,265																															
FOP	95	30	28	2,911																															
UOP	300	20	60	6,238																															
TOTALS			2,087	1,582	164,481																														
EXTRA FEATURES					86276 VENETIAN AVE, YULEE																														
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	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	2007	2007	3	89	2,749																			
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2007	2007	3	89	278																			
TOTAL OB/XF 3,027																																			
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																		
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 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/0078	1/07/2008	WD	U	I	21	160,900

GRANTOR: MAGNOLIA HOMES INC

GRANTEE: HILL AMY L & GERALD

1514/1360	7/24/2007	WD	U	V	19	48,000
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GRANTOR: ONE AND THREE ACQUISIT

GRANTEE: MAGNOLIA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 UOP=[YR=2014] N12 W25 S12 E25\$ W25 S36
FOP=[YR=2007] S5 E19 FGR=[YR=2007] S7 E21 N21 W21 S14\$ N5
W19\$ E19 N9 E21 N27\$.