LOT 49
IN OR 2210/2
THE HIDEAWAY #3 REPLAT

NOONE ROSSER E & JESSICA A
86244 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

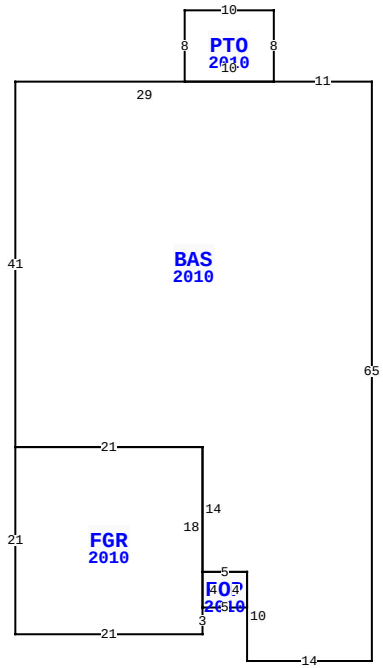
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,046	100	2,046	201,275
FGR	441	55	243	23,905
FOP	20	30	6	591
PTO	80	5	4	393
TOTALS	2,587		2,299	226,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	115.3460	104.10	239,326	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2046 HX Base Yr 2023



86244 VENETIAN AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,163
TOTAL MARKET OB/XF VALUE		3,325
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		279,488
SOH/AGL Deduction		0
ASSESSED VALUE		279,488
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		229,488
TOTAL JUST VALUE		279,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23288	CO ISSUED	0	03/26/2010
E22458	ELEC OTHER	0	03/01/2010
B23288	NEW CONSTR	255,390	02/01/2010
M15082	MECH OTHER	0	02/01/2010
P14140	OTHER	0	02/01/2010
B21677	NEW CONSTR	129,900	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/0002	7/02/2018	WD	Q	I	01	228,900
GRANTOR: KILPATRICK STEPHEN A						
GRANTEE: NOONE ROSSER E & JE						
1669/1897	3/31/2010	WD	Q	I	01	175,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: KILPATRICK STEPHEN						

EXTRA FEATURES

LN	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	556.00	SF	6.50	6.50	100	2010	2010	3	92	3,325	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W11 PTO=[YR=2010] N8 W10 S8 E10$ W29 S41
FGR=[YR=2010] S21 E21 N3 FOP=[YR=2010] E5 N4 W5 S4$ N18 W21$
E21 S14 E5 S10 E14 N65$.

LAND DESCRIPTION

TOTAL OB/XF 3,325

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS