LOT 51
IN OR 2189/1990
THE HIDEAWAY #3 REPLAT

HERNANDEZ CELIA Z/HERNANDEZ DARIANNY
86222 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0051-0000

BUILDING CHARACTERISTICS

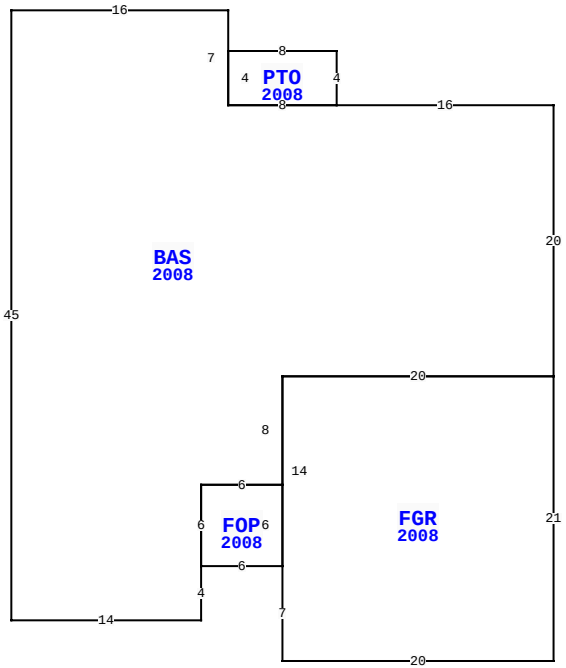
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,212	100	1,212	126,693
FGR	420	55	231	24,147
FOP	36	30	11	1,149
PTO	32	5	2	209
TOTALS	1,700		1,456	152,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	124.5420	112.40	163,654	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1212 HX Base Yr 2018



86222 VENETIAN AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,198
TOTAL MARKET OB/XF VALUE		2,689
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		204,887
SOH/AGL Deduction		128,730
ASSESSED VALUE		76,157
TOTAL EXEMPTION VALUE	HX HB DX SX	76,157
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		204,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13628	MECH OTHER	0	02/01/2008
C20953	CO ISSUED	170,000	01/01/2008
R10963	REPAIR/RRF	4,000	01/01/2008
P12983	OTHER	0	01/01/2008
B20953	NEW CONSTR	170,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1990	4/15/2018	QC	U	I	11	100
GRANTOR: HERNANDEZ JUAN & CELI						
GRANTEE: HERNANDEZ DARIANNY						
2172/0319	1/23/2018	QC	U	I	11	100
GRANTOR: HERNANDEZ DARIANNY						
GRANTEE: HERNANDEZ JUAN & CE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 PTO=[YR=2008] N4 W8 S4 E8$ W8 N7 W16 S45 E14 N4 FOP=[YR=2008] E6 FGR=[YR=2008] S7 E20 N21 W20 S14$ N6 W6 S6$ N6 E6 N8 E20 N20$.

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	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	100	2008	2008	3	90	2,391	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2008	2008	3	90	298	

LAND DESCRIPTION

TOTAL OB/XF 2,689

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS