LOT 60
IN OR 1966/725
THE HIDEAWAY #3 REPLAT

SMITH WYATT J
86112 VENETIAN AV
YULEE, FL 32097

2023

42-2N-27-4371-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

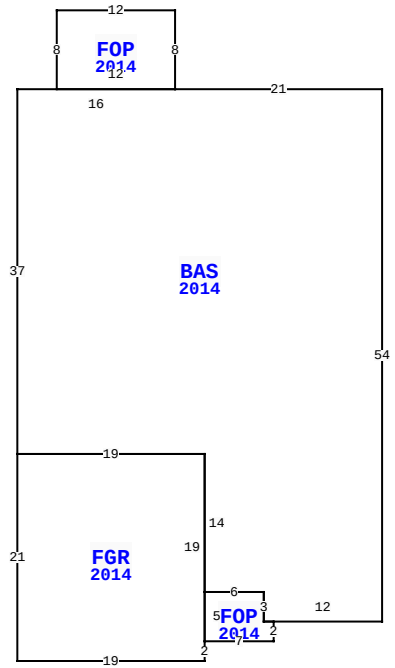
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,657	100	1,657	175,362
FGR	399	55	219	23,177
FOP	32	30	10	1,058
FOP	96	30	29	3,069
TOTALS	2,184		1,915	202,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	121.7062	109.84	210,344	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1657 HX Base Yr 2016



86112 VENETIAN AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE	01/27/2020 KKA	LAND DATE	01/27/2020 KKA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,666
TOTAL MARKET OB/XF VALUE		2,411
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		255,077
SOH/AGL Deduction		88,139
ASSESSED VALUE		166,938
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,938
TOTAL JUST VALUE		255,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428727	CO ISSUED	0	09/08/2014
B1428727	NEW CONSTR	204,200	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/0725	2/23/2015	WD	Q	I	01	169,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH WYATT J						
1893/0050	12/05/2013	SW	U	V	37	128,800
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] N8 W12 S8 E12 $ W16 S37
FGR=[YR=2014] S21 E19 N2 FOP=[YR=2014] E7 N2 W1 N3 W6 S5 $
N19 W19 $ E19 S14 E6 S3 E12 N54 $.

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	488.00	SF	5.20	5.20	100	2014	2014	3	95	2,411	

LAND DESCRIPTION

TOTAL OB/XF 2,411

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS