LOT 61
IN OR 1994/1604
THE HIDEAWAY #3 REPLAT

EAKER NEIL M
86102 VENETIAN AVENUE
YULEE, FL 32097

2023

42-2N-27-4371-0061-0000

BUILDING CHARACTERISTICS

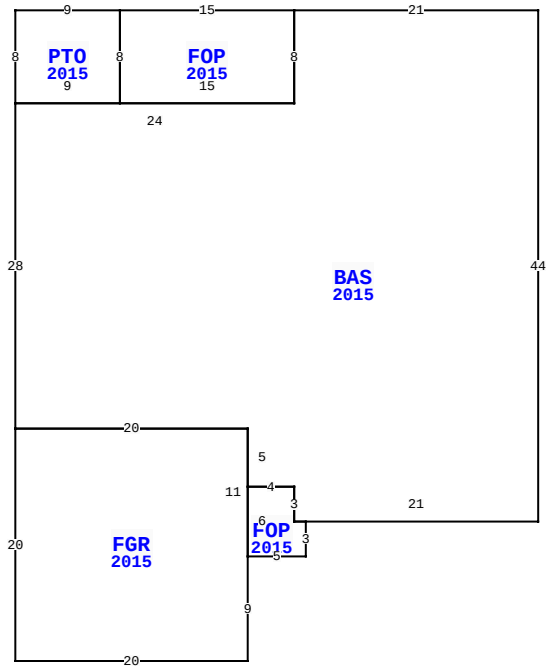
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,616	100	1,616	173,428
FGR	400	55	220	23,610
FOP	27	30	8	858
FOP	120	30	36	3,863
PTO	72	5	4	429
TOTALS	2,235		1,884	202,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	122.7842	110.81	208,766	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1616 HX Base Yr 2016



86102 VENETIAN AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,190
TOTAL MARKET OB/XF VALUE		2,501
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		254,691
SOH/AGL Deduction		88,703
ASSESSED VALUE		165,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,988
TOTAL JUST VALUE		254,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429505	CO ISSUED	0	05/01/2015
B1429505	NEW CONSTR	201,003	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1994/1604	7/17/2015	WD	Q	I	01	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EAKER NEIL M						
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=2015] W21 FOP=[YR=2015] W15 PTO=[YR=2015] W9 S8 E9 N8 $ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2015] S20 E20 N9 FOP=[YR=2015] E5 N3 W1 N3 W4 S6 $ N11 W20 $ E20 S5 E4 S3 E21 N44 $.

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	501.00	SF	5.20	5.20	100	2015	2015	3	96	2,501	

LAND DESCRIPTION

TOTAL OB/XF 2,501

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 07/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS