LOT 66
THE HIDEAWAY #3 REPLAT
PB 7/313

CARTER KELAN M
86040 VENETIAN AV
YULEE, FL 32097

2023

42-2N-27-4371-0066-0000

BUILDING CHARACTERISTICS

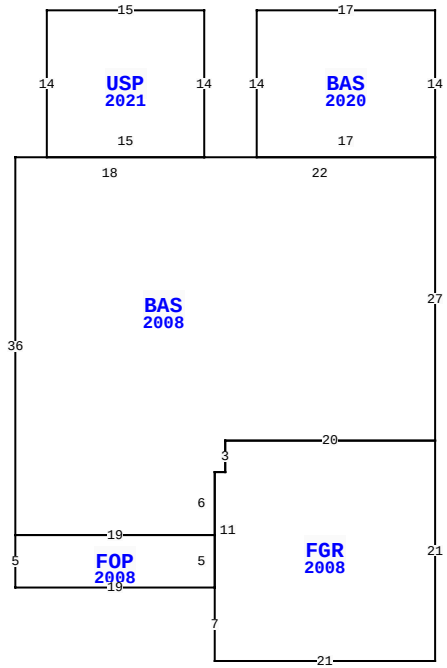
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,254	100	1,254	129,206
BAS	238	100	238	24,522
FGR	438	55	241	24,831
FOP	95	30	28	2,885
USP	210	30	63	6,491
TOTALS	2,235		1,824	187,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	122.7600	110.79	202,081	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1492 HX Base Yr 2013



86040 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		187,935
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		240,966
SOH/AGL Deduction		100,211
ASSESSED VALUE		140,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,755
TOTAL JUST VALUE		240,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000775	ADDITION	5,000	01/25/2021
B200042	ADDITION	28,900	01/03/2020
M13801	MECH OTHER	0	05/01/2008
C21242	CO ISSUED	0	04/01/2008
P13142	OTHER	0	04/01/2008
E20720	ELEC OTHER	1,800	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2470/0545	6/11/2021	QC	U	I	11	100
GRANTOR: CATER KELAN M						
GRANTEE: CARTER KELAN M						
1834/0213	12/31/2012	WD	Q	I	02	110,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: CATER KELAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 USP=[YR=2021] N14 W15 S14 E15$ W18 S36 FOP=[YR=2008] S5 E19 FGR=[YR=2008] S7 E21 N21 W20 S3 W1 S11$ N5 W19$ E19 N6 E1 N3 E20 N27$ BAS=[YR=2020] N14 W17 S14 E17$.

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	470.00	SF	6.50	6.50	100	2008	2008	3	90	2,750	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2008	2008	3	90	281	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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 07/08/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS