

LOT 69
THE HIDEAWAY #3 REPLAT
PB 7/313

ALGER THELMA LORAIN
86039 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0069-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4									
Exterior Wall	17	CB STUCCO 100	0100	01	2,098	119.2268	107.60	225,745	2007	2007	0	0	7.50	92.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021												Heated Area: 1664									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 80																						
Interior Floo	11	CLAY TILE 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	1,664	100	1,664	165,618																				
FEP	208	80	166	16,522																				
FGR	468	55	257	25,579																				
FOP	36	30	11	1,095																				
TOTALS			2,376	2,098	208,814																			
EXTRA FEATURES			86039 VENETIAN AVE, YULEE																					
L N	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	484.00	SF	6.50	6.50	100	2007	2007	3	89	2,800								
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2007	2007	3	89	226								
LAND DESCRIPTION			TOTAL OB/XF 3,026																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																								

Diagram showing building layout with dimensions and area calculations.

Labels: BAS 2007, FEP 2013, FGR 2007, FOP 2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1208	12/23/2020	WD	Q	I	02	242,900

GRANTOR: HOMESLEY JAMES B & HO

GRANTEE: ALGER THELMA LORAIN

1562/0510	4/21/2008	WD	Q	I		179,000
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GRANTOR: MAGNOLIA HOMES INC

GRANTEE: HOMESLEY JAMES B

BUILDING DIMENSIONS

FEP=[YR=2013] W26 BAS=[YR=2007] W14 S60 E13 N4 FOP=[YR=2007] E6 FGR=[YR=2007] S4 E21 N22 W7 N2 W3 S2 W11 S18\$ N6 W6 S6\$ N6 E6 N12 E11 N2 E3 S2 E7 N30 W26 N8\$ S8 E26 N8\$.