LOT 70
IN OR 1815/803
THE HIDEAWAY #3 REPLAT

BEMBENEK DAVID
86051 VENETIAN AV
YULEE, FL 32097

2023

42-2N-27-4371-0070-0000

BUILDING CHARACTERISTICS

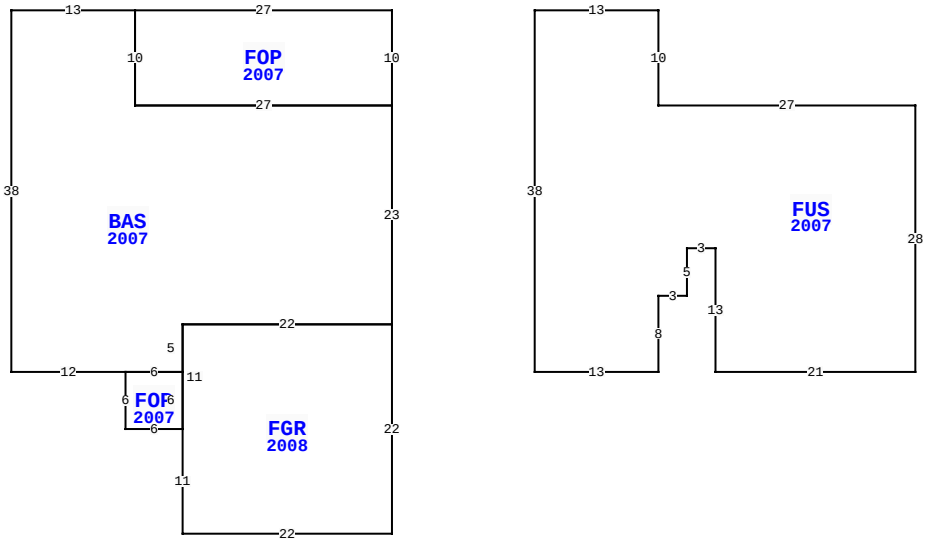
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,140	100	1,140	107,559
FGR	484	55	266	25,097
FOP	36	30	11	1,038
FOP	270	30	81	7,642
FUS	1,187	100	1,187	111,994
TOTALS	3,117		2,685	253,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,685	112.7808	101.78	273,279	2007	2007	0	0	0	7.30	92.70

1 SINGLE FAM – 0% - 0 Heated Area: 2327 HX Base Yr



86051 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	253,330
TOTAL MARKET OB/XF VALUE	3,292
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	306,622
SOH/AGL Deduction	25,484
ASSESSED VALUE	281,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,138
TOTAL JUST VALUE	306,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003616	REPAIR/RRF	0	05/01/2019
E19338	ELEC OTHER	1,800	06/01/2007
M12991	MECH OTHER	0	06/01/2007
P12336	OTHER	0	05/01/2007
C19798	CO ISSUED	210,000	04/01/2007
B19798	NEW CONSTR	210,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1815/0803	9/14/2012	WD	Q	I	01	167,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: BEMBENEK DAVID						
1485/0360	3/14/2007	WD	U	V	19	48,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W27 BAS=[YR=2007] W13 S38 E12 FOP=[YR=2007] S6 E6 FGR=[YR=2008] S11 E22 N22 W22 S11$ N6 W6$ E6 N5 E22 N23 W27 N10$ S10 E27 N10$ PTR=E15 FUS=[YR=2007] E13 S10 E27 S28 W21 N13 W3 S5 W3 S8 W13 N38$ W15$.

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	0	0	0	485.00	SF	6.50	6.50	100	2007	2007	3	89	2,806	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2007	2007	3	89	486	

LAND DESCRIPTION

TOTAL OB/XF 3,292

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	0			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