

LOT 73
THE HIDEAWAY #3 REPLAT
PB 7/313

HANNEMAN ADAM & DEANNA
86083 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4371-0073-0000



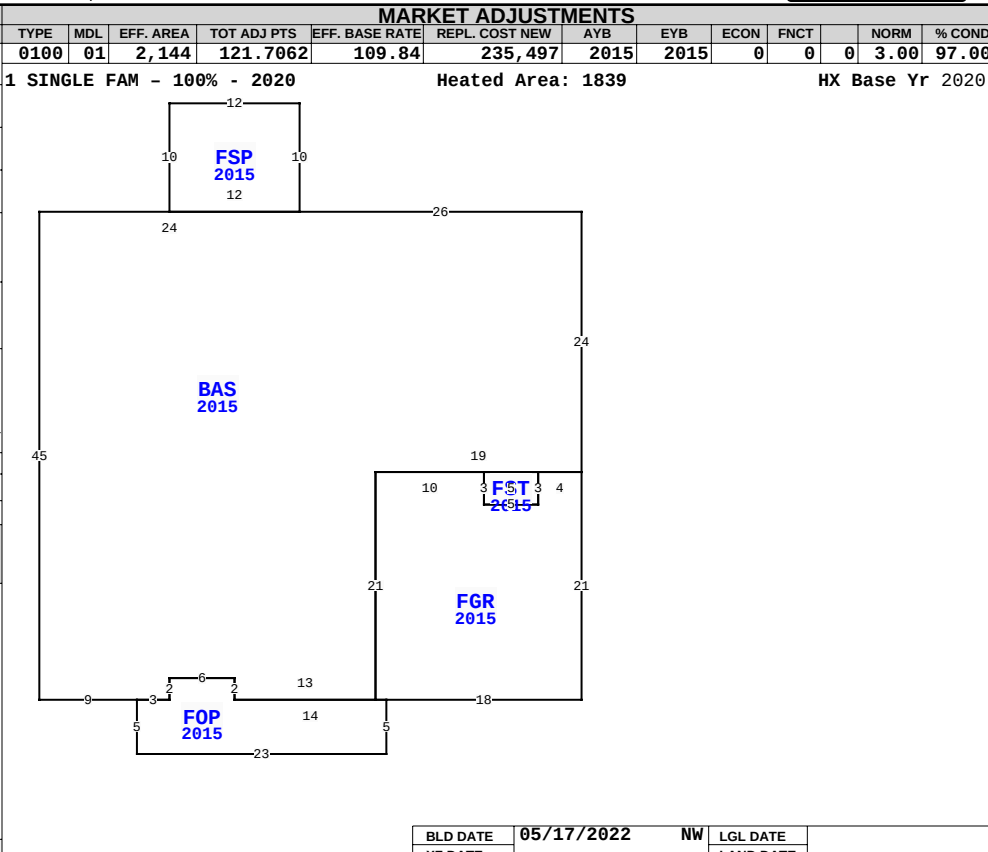
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	195,936
FGR	384	55	211	22,481
FOP	127	30	38	4,049
FSP	120	40	48	5,114
FST	15	55	8	853
TOTALS	2,485		2,144	228,432

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	561.00	SF	5.20	5.20	100	2015
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2015
3	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	2019

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00



86083 VENETIAN AVE, YULEE	BLD DATE	05/17/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF												
4,833	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
50,000.00	50,000.00	50,000										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		228,432	
TOTAL MARKET OB/XF VALUE		4,833	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		283,265	
SOH/AGL Deduction		68,185	
ASSESSED VALUE		215,080	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		165,080	
TOTAL JUST VALUE		283,265	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530331	CO ISSUED	0	09/18/2015
B1530331	NEW CONSTR	231,165	04/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2292/1336	7/23/2019	WD	Q	I	01
GRANTOR: SHUMAN ZACHARY L L &					SALE PRICE
GRANTEE: HANNEMAN ADAM & DEA					
2010/1835	10/23/2015	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					179,900
GRANTEE: SHUMAN ZACHARY L L					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2015] W26 FSP=[YR=2015] N10 W12 S10 E12\$ W24 S45 E9 FOP=[YR=2015] S5 E23 N5 FGR=[YR=2015] E18 N21 W4 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W10 S21 E1\$ W14 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 N21 E19 N24\$.												