LOT 25
IN OR 1915/1405
THE HIDEAWAY #2 PB 7/233

BILLS REBECCA L
86045 VENUS CT
YULEE, FL 32097

2024

42-2N-27-4370-0025-0000

BUILDING CHARACTERISTICS

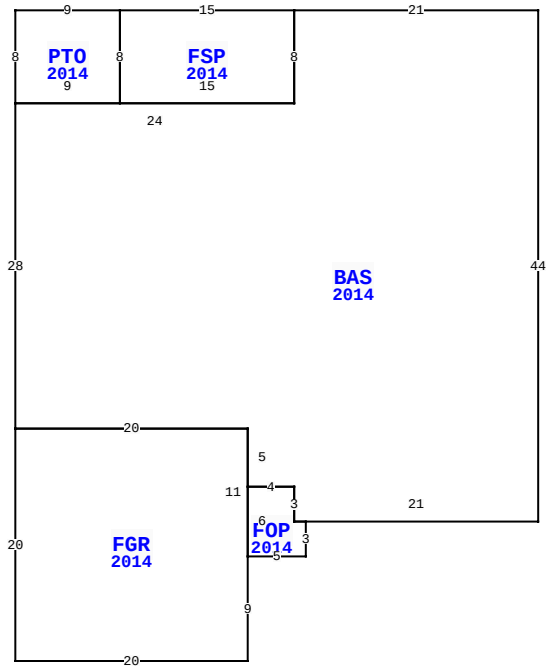
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	191,344
FGR	400	55	220	26,050
FOP	27	30	8	948
FSP	120	40	48	5,683
PTO	72	5	4	473
TOTALS	2,235		1,896	224,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	129.8304	123.34	233,853	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1616 HX Base Yr 2015



86045 VENUS CT, 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		224,499
TOTAL MARKET OB/XF VALUE		3,171
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,670
SOH/AGL Deduction		103,461
ASSESSED VALUE		174,209
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		119,209
TOTAL JUST VALUE		277,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1328087	CO ISSUED	0	03/01/2014
P1317068	NEW CONSTR	0	12/01/2013
B1328087	NEW CONSTR	298,873	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1405	4/24/2014	WD	Q	I	02	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BILLS MITCHELL E &						
1553/1149	3/03/2008	WD	U	V	07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FSP=[YR=2014] W15 PTO=[YR=2014] W9 S8 E9 N8 $ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2014] S20 E20 N9 FOP=[YR=2014] 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	642.00	SF	5.20	5.20	100	2014	2014	3	95	3,171	

LAND DESCRIPTION

TOTAL OB/XF 3,171

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/26/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS