LOT 28
THE HIDEAWAY #2 PB 7/233

**RODRIGUEZ ARMANDO & VICTORIA**
86044 VENUS CT
YULEE, FL 32097

**2024**

**42-2N-27-4370-0028-0000**

## BUILDING CHARACTERISTICS

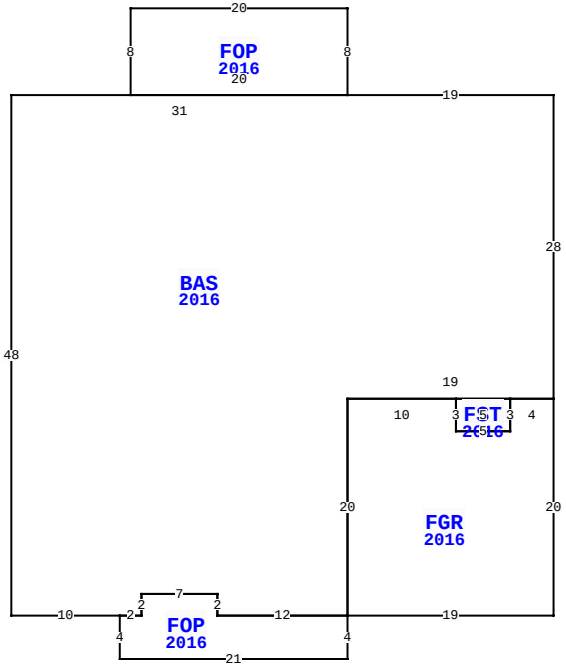
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2,006 | 100 | 2,006 | 231,046 |
| FGR | 365 | 55 | 201 | 23,151 |
| FOP | 98 | 30 | 29 | 3,340 |
| FOP | 160 | 30 | 48 | 5,529 |
| FST | 15 | 55 | 8 | 922 |
| TOTALS | 2,644 | | 2,292 | 263,987 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,292 | 124.9843 | 118.74 | 272,152 | 2016 | 2016 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2006 HX Base Yr 2020




86044 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 | | 263,987 |
| TOTAL MARKET OB/XF VALUE | | 4,155 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 318,142 |
| SOH/AGL Deduction | | 87,223 |
| ASSESSED VALUE | | 230,919 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 180,919 |
| TOTAL JUST VALUE | | 318,142 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 295,301 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1531324 | CO ISSUED | 0 | 03/17/2016 |
| B1531324 | NEW CONSTR | 249,532 | 10/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2287/0802 | 7/02/2019 | WD | Q | I | 01 | 240,000 |
| GRANTOR: CLIFTON LARRY R & ROB | | | | | | |
| GRANTEE: RODRIGUEZ ARMANDO & | | | | | | |
| 2186/1744 | 3/30/2018 | WD | Q | I | 02 | 225,000 |
| GRANTOR: KRAMER DAVID A & ASHL | | | | | | |
| GRANTEE: CLIFTON LARRY R & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N8 W20 S8 E20$ W31 S48 E10
FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2
W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

## 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 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 374 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 606.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 3,781 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,155

| 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS