LOT 29
THE HIDEAWAY #2 PB 7/233

**KETCHAM KENNETH LEE & ALLISON AILDRED**
86028 VENUS CT
YULEE, FL 32097

**2024**

**42-2N-27-4370-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

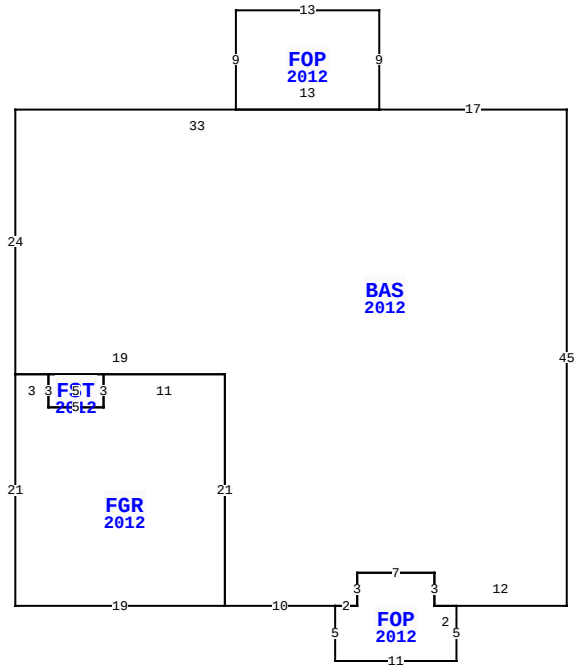
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 1,830 | 100 | 1,830 | 198,658 |
| FGR | 384 | 55 | 211 | 22,905 |
| FOP | 76 | 30 | 23 | 2,496 |
| FOP | 117 | 30 | 35 | 3,800 |
| FST | 15 | 55 | 8 | 869 |
| TOTALS | 2,422 | | 2,107 | 228,727 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,107 | 120.4763 | 114.45 | 241,146 | 2012 | 2012 | 0 | 0 | 0 | 5.15 | 94.85 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1830 HX Base Yr 2024




86028 VENUS CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 05/17/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 228,727 |
| TOTAL MARKET OB/XF VALUE | | 3,060 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 281,787 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 281,787 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 231,787 |
| TOTAL JUST VALUE | | 281,787 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C25291 | CO ISSUED | 0 | 02/24/2012 |
| E24187 | NEW CONSTR | 0 | 12/01/2011 |
| E24189 | NEW CONSTR | 0 | 12/01/2011 |
| M16734 | H/AC | 0 | 12/01/2011 |
| P15251 | NEW CONSTR | 0 | 11/01/2011 |
| B25291 | NEW CONSTR | 207,591 | 11/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2642/1882 | 5/22/2023 | WD | Q | I | 01 | 370,000 |
| GRANTOR: WIX KRISTIAN & REBECC | | | | | | |
| GRANTEE: KETCHAM KENNETH LEE | | | | | | |
| 2216/0026 | 7/30/2018 | WD | Q | I | 01 | 225,000 |
| GRANTOR: HETH WILLIAM T & SARA | | | | | | |
| GRANTEE: WIX KRISTIAN & REBE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N9 W13 S9 E13$ W33 S24
FGR=[YR=2012] S21 E19 N21 W11 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3 W3$ E19 S21 E10 FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12 N45$.

## 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 | 554.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 93 | 2,679 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 21 | 3 | 63.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 93 | 381 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,060

| 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS