LOT 34
THE HIDEAWAY #3 REPLAT
PB 7/313

GILBERT JAMES P & SUSAN D
86153 VENETIAN AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

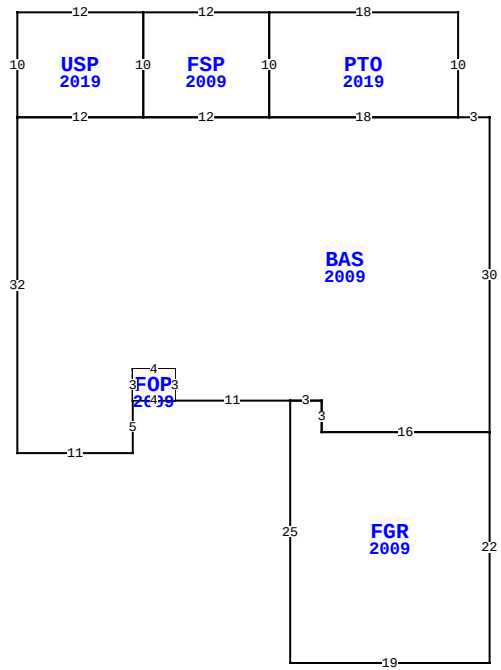
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,306	100	1,306	152,407
FGR	427	55	235	27,424
FOP	12	30	4	467
FSP	120	40	48	5,602
PTO	180	5	9	1,050
USP	120	30	36	4,201
TOTALS	2,165		1,638	191,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	131.3760	124.81	204,439	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1306 HX Base Yr 2010



86153 VENETIAN AVE, 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		191,150
TOTAL MARKET OB/XF VALUE		3,657
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,807
SOH/AGL Deduction		112,638
ASSESSED VALUE		132,169
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		77,169
TOTAL JUST VALUE		244,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009856	SCRN ENCL	5,554	12/04/2019
C22955	CO ISSUED	0	12/15/2009
M14914	H/AC	0	11/01/2009
E0922182	ELEC OTHER	1,500	10/01/2009
P0913977	OTHER	0	10/01/2009
B0922955	NEW CONSTR	122,166	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1934	3/24/2023	WD	U	I	11	100
GRANTOR: GILBERT JAMES P						
GRANTEE: GILBERT JAMES P & S						
1654/1314	12/18/2009	WD	Q	I	01	141,300
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: GILBERT JAMES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W3 PTO=[YR=2019] N10 W18 S10 E18$ W18 FSP=[YR=2009] N10 W12 S10 E12$ W12 USP=[YR=2019] N10 W12 S10 E12$ W12 S32 E11 N5 FOP=[YR=2009] E4 N3 W4 S3$ N3 E4 S3 E11 FGR=[YR=2009] S25 E19 N22 W16 N3 W3$ E3 S3 E16 N30$.

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	0	0	496.00	SF	6.50	6.50	100	2009	2009	3	90	2,902	
2	0810	CONCRETE A	0	100	43	3	129.00	SF	6.50	6.50	100	2009	2009	3	90	755	

LAND DESCRIPTION

TOTAL OB/XF 3,657

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 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS