LOT 35
IN OR 2206/1160
THE HIDEAWAY #3 REPLAT

WILKIE DAWN
86163 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0035-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

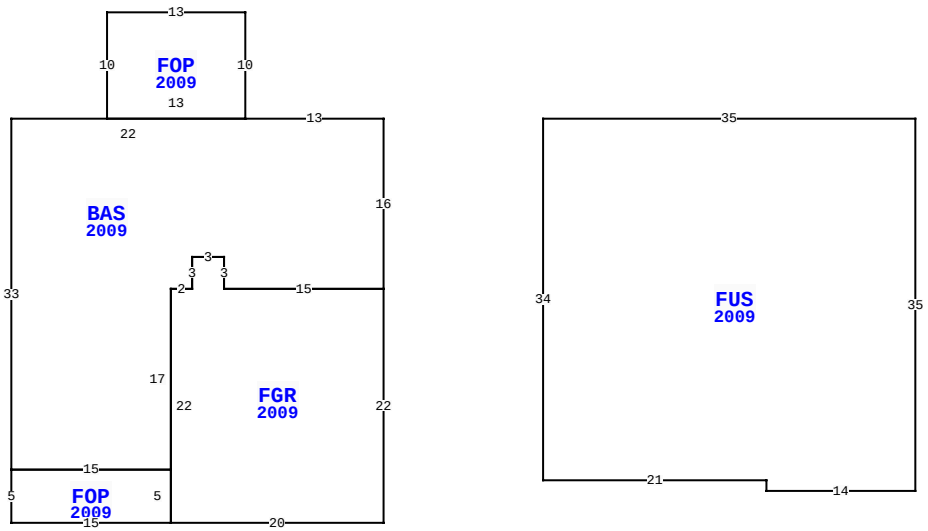
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	806	87,946
FGR	449	55	247	26,951
FOP	75	30	22	2,400
FOP	130	30	39	4,255
FUS	1,204	100	1,204	131,374
TOTALS	2,664		2,318	252,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	122.8430	116.70	270,511	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2010 HX Base Yr 2019



86163 VENETIAN AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,928
TOTAL MARKET OB/XF VALUE		3,066
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		305,994
SOH/AGL Deduction		94,274
ASSESSED VALUE		211,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,720
TOTAL JUST VALUE		305,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22954	CO ISSUED	0	12/17/2009
M14915	H/AC	0	11/01/2009
E0922181	ELEC OTHER	1,700	10/01/2009
P0913976	OTHER	0	10/01/2009
B0922954	NEW CONSTR	170,280	10/01/2009
R0912147	REPAIR/RRF	3,340	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0079	8/16/2019	QC	U	I	11	100
GRANTOR: WILKIE CHARLES W JR						
GRANTEE: WILKIE DAWN						
2206/1160	6/19/2018	WD	Q	I	02	229,900
GRANTOR: RAGER SAMANTHA NIKOLE						
GRANTEE: WILKIE DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 FOP=[YR=2009] N10 W13 S10 E13$ W22 S33
FOP=[YR=2009] S5 E15 FGR=[YR=2009] E20 N22 W15 N3 W3 S3 W2
S22$ N5 W15$ E15 N17 E2 N3 E3 S3 E15 N16$ PTR=E15
FUS=[YR=2009] E35 S35 W14 N1 W21 N34$ W15$.

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	0	0	28.00	SF	6.50	6.50	100	2009	2009	3	90	164	

LAND DESCRIPTION

TOTAL OB/XF 3,066

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 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