LOT 38
IN OR 2139/1267
THE HIDEAWAY #3 REPLAT

YATES HANNAH & JOANNA GLISSON
86195 VENETIAN AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0038-0000

BUILDING CHARACTERISTICS

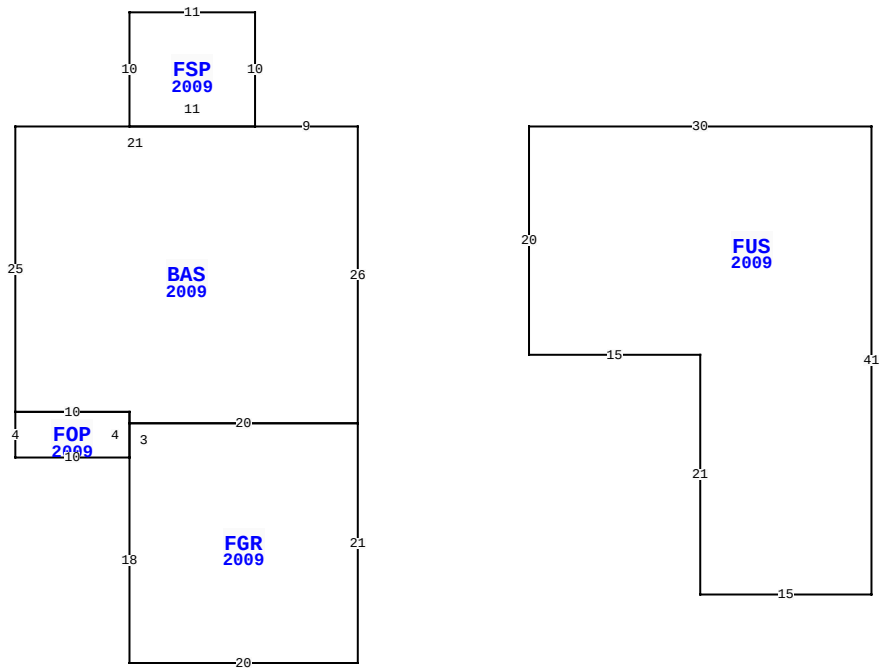
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	770	100	770	85,559
FGR	420	55	231	25,668
FOP	40	30	12	1,333
FSP	110	40	44	4,889
FUS	915	100	915	101,671
TOTALS	2,255		1,972	219,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	125.0970	118.84	234,352	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM - 100% - 2018 Heated Area: 1685 HX Base Yr 2018



86195 VENETIAN AVE, 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		219,119
TOTAL MARKET OB/XF VALUE		5,053
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		274,172
SOH/AGL Deduction		125,181
ASSESSED VALUE		148,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,991
TOTAL JUST VALUE		274,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22498	CO ISSUED	0	07/28/2009
M14605	MECH OTHER	0	06/01/2009
B22498	NEW CONSTR	135,564	05/01/2009
P13777	OTHER	0	05/01/2009
R11891	REPAIR/RRF	3,800	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1267	7/31/2017	WD	Q	I	01	170,000
GRANTOR: DENNEY KYLE R & CASSA						
GRANTEE: YATES HANNAH & JOAN						
1633/0103	7/29/2009	WD	Q	I	01	171,900
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: DENNEY KYLE R & CAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W9 FSP=[YR=2009] N10 W11 S10 E11$ W21 S25 FOP=[YR=2009] S4 E10 FGR=[YR=2009] S18 E20 N21 W20 S3$ N4 W10$ E10 S1 E20 N26$ PTR=E15 FUS=[YR=2009] E30 S41 W15 N21 W15 N20$ 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	0811	CONCRETE B	0	100	0	0	514.00	SF	5.20	5.20	100	2009	2009	3	90	2,406	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2009	2009	3	90	491	
3	0855	CONC PAVER	0	100	0	0	220.00	SF	10.00	10.00	100	2019	2019	3	98	2,156	

LAND DESCRIPTION

TOTAL OB/XF 5,053

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 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS