

LOT 40
IN OR 1986/597
THE HIDEAWAY #3 REPLAT

CREWS THERESA H
86219 VENETIAN AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 70
Interior Floo	11	CLAY TILE 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	1,657	100	1,657	191,986
FGR	399	55	219	25,374
FOP	32	30	10	1,159
FOP	96	30	29	3,361
TOTALS	2,184		1,915	221,878

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	475.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	21	8	168.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,915	127.2383	120.88	231,485	2014	2014	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2016 Heated Area: 1657 HX Base Yr 2016											
TOTALS	2,184		1,915	221,878							

86219 VENETIAN AVE, YULEE											
				BLD DATE	05/17/2022	NW	LGL DATE				
				XF DATE			LAND DATE				
				INC DATE			AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,878	
TOTAL MARKET OB/XF VALUE		3,417	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		275,295	
SOH/AGL Deduction		102,826	
ASSESSED VALUE		172,469	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		122,469	
TOTAL JUST VALUE		275,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429120	CO ISSUED	0	01/20/2015
B1429120	NEW CONSTR	204,200	07/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1986/0597	6/03/2015	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CREWS THERESA H					
1862/1219	6/05/2013	SW U	V	37	
GRANTOR: DECATUR PROPERTIES IN					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W4 FOP=[YR=2014] N8 W12 S8 E12 \$ W33 S54 E11 FOP=[YR=2014] S2 E7 FGR=[YR=2014] S2 E19 N21 W19 S19 \$ N5 W6 S3 W1 \$ E1 N3 E6 N14 E19 N37 \$.											