LOT 41
THE HIDEAWAY #3 REPLAT
PB 7/313

BASSO PETER C & DEBRA L L/E/
86233 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

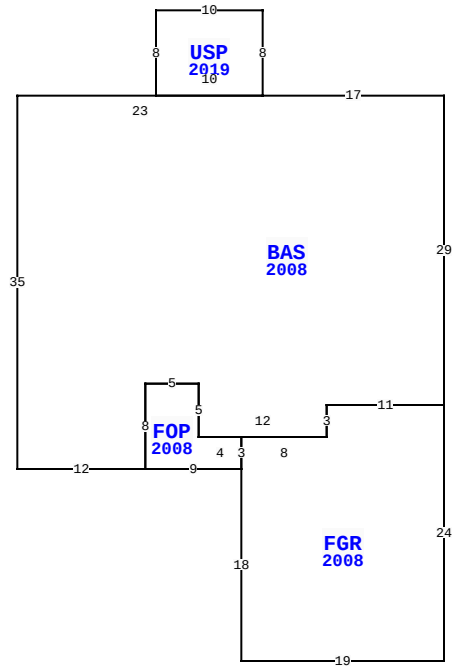
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,258	100	1,258	148,121
FGR	432	55	238	28,023
FOP	52	30	16	1,884
USP	80	30	24	2,825
TOTALS	1,822		1,536	180,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	133.4874	126.81	194,780	2008	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2020 Heated Area: 1258 HX Base Yr 2020



86233 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		180,853
TOTAL MARKET OB/XF VALUE		3,246
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		234,099
SOH/AGL Deduction		63,201
ASSESSED VALUE		170,898
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		70,898
TOTAL JUST VALUE		234,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003961	ADDITION	0	05/10/2019
E20311	ELEC OTHER	2,000	12/01/2007
M13498	MECH OTHER	0	12/01/2007
C20789	CO ISSUED	0	11/01/2007
R10881	REPAIR/RRF	10,900	11/01/2007
B20789	NEW CONSTR	12,900	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0158	12/29/2020	LE	U	I	11	100
GRANTOR: BASSO PETER C & DEBRA						
GRANTEE: HAENTJEN WALTER III						
2262/1824	3/08/2019	WD	Q	I	02	195,000
GRANTOR: RAY SARAH A WARDELL &						
GRANTEE: BASSO PETER C & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 USP=[YR=2019] N8 W10 S8 E10$ W23 S35 E12
FOP=[YR=2008] E9 FGR=[YR=2008] S18 E19 N24 W11 S3 W8 S3$ N3
W4 N5 W5 S8$ N8 E5 S5 E12 N3 E11 N29$.

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	475.00	SF	6.50	6.50	100	2008	2008	3	89	2,748	
2	0810	CONCRETE A	0	100	0	0	86.00	SF	6.50	6.50	100	2008	2008	3	89	498	

LAND DESCRIPTION

TOTAL OB/XF 3,246

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