LOT 42
IN OR 1589/1514
THE HIDEAWAY #3 REPLAT

CAMPBELL VIRGINIA M & JONATHAN PAUL
86245 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

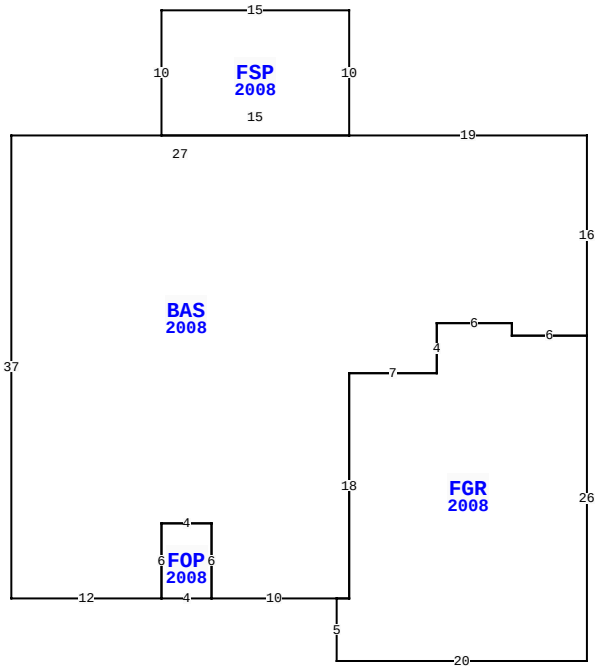
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,294	100	1,294	147,145
FGR	484	55	266	30,248
FOP	24	30	7	796
FSP	150	40	60	6,823
TOTALS	1,952		1,627	185,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	128.9127	122.47	199,259	2008	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2009 Heated Area: 1294 HX Base Yr 2009



86245 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		185,012
TOTAL MARKET OB/XF VALUE		3,187
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		238,199
SOH/AGL Deduction		113,808
ASSESSED VALUE		124,391
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,391
TOTAL JUST VALUE		238,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21038	CO ISSUED	169,900	09/30/2008
R11011	REPAIR/RRF	15,000	02/01/2008
M13637	MECH OTHER	0	02/01/2008
P13001	OTHER	0	02/01/2008
B21038	NEW CONSTR	169,900	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1545	7/10/2024	WD	U	I	11	100
GRANTOR: WATTS VIRGINIA M						
GRANTEE: CAMPBELL VIRGINIA M						
1589/1514	10/20/2008	WD	Q	I		158,300
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: WATTS VIRGINIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 FSP=[YR=2008] N10 W15 S10 E15$ W27 S37 E12
FOP=[YR=2008] E4 N6 W4 S6$ N6 E4 S6 E10 FGR=[YR=2008] S5
E20 N26 W6 N1 W6 S4 W7 S18 W1$ E1 N18 E7 N4 E6 S1 E6 N16$.

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	488.00	SF	6.50	6.50	100	2008	2008	3	89	2,823	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	89	364	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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 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