

LOT 43
IN OR 1633/1587
THE HIDEAWAY #3 REPLAT

HARDENBROOK MELISSA
86257 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0043-0000



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

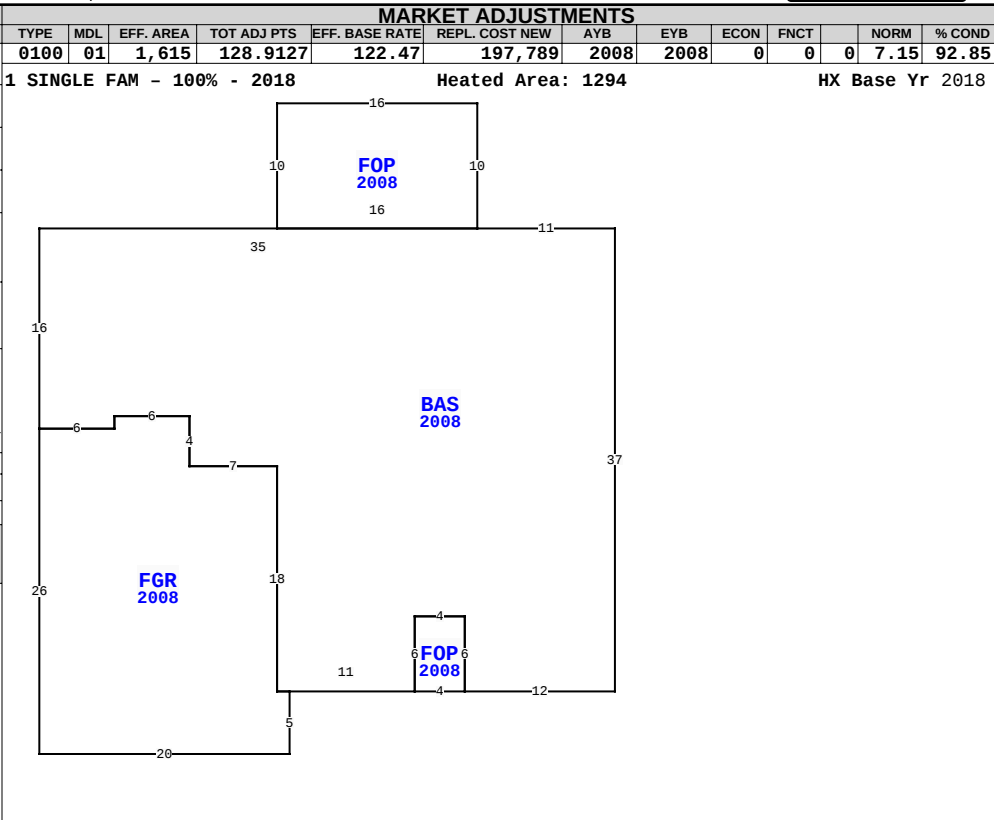
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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
FOP	160	30	48	5,459

TOTALS	1,962	1,615	183,647
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	488.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	



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

TOTAL OB/XF											
4,079											

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	0003	PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	183,647		
TOTAL MARKET OB/XF VALUE	4,079		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	237,726		
SOH/AGL Deduction	90,707		
ASSESSED VALUE	147,019		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	97,019		
TOTAL JUST VALUE	237,726		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	221,906		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21036	CO ISSUED	0	04/13/2009
R11009	REPAIR/RRF	15,000	02/01/2008
M13638	MECH OTHER	0	02/01/2008
P13002	OTHER	0	02/01/2008
B21036	NEW CONSTR	189,900	02/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1633/1587	8/03/2009	WD	Q	I	01
GRANTOR: WATSON CUSTOM HOME BU					
GRANTEE: HARDENBROOK MELISSA					
1546/0374	1/14/2008	WD	U	V	19
GRANTOR: ONE AND THREE ACQUISI					
GRANTEE: WATSON CUSTOM HOME					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W11 FOP=[YR=2008] N10 W16 S10 E16\$ W35 S16 FGR=[YR=2008] S26 E20 N5 W1 N18 W7 N4 W6 S1 W6\$ E6 N1 E6 S4 E7 S18 E11 FOP=[YR=2008] E4 N6 W4 S6\$ N6 E4 S6 E12 N37\$.											