LOT 46
IN OR 1545/78
THE HIDEAWAY #3 REPLAT

HILL AMY L/HILL GERALD W & PAMELA N
86276 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

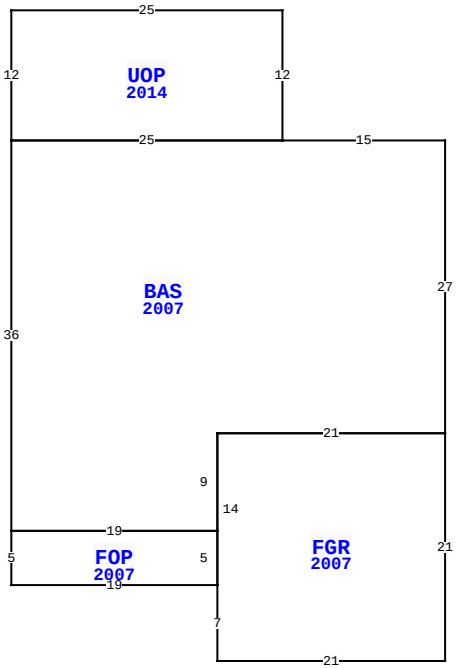
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,251	100	1,251	142,357
FGR	441	55	243	27,652
FOP	95	30	28	3,186
UOP	300	20	60	6,827
TOTALS	2,087		1,582	180,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	130.2030	123.69	195,678	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1251 HX Base Yr 2008



86276 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		180,024
TOTAL MARKET OB/XF VALUE		2,993
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		233,017
SOH/AGL Deduction		110,689
ASSESSED VALUE		122,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,328
TOTAL JUST VALUE		233,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429523	FOP	5,600	10/01/2014
M13390	MECH OTHER	0	10/01/2007
C20566	CO ISSUED	0	09/01/2007
B20566	NEW CONSTR	150,000	09/01/2007
E20041	ELEC OTHER	1,995	09/01/2007
P12744	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/0078	1/07/2008	WD	U	I	21	160,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: HILL AMY L & GERALD						
1514/1360	7/24/2007	WD	U	V	19	48,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 UOP=[YR=2014] N12 W25 S12 E25$ W25 S36
FOP=[YR=2007] S5 E19 FGR=[YR=2007] S7 E21 N21 W21 S14$ N5
W19$ E19 N9 E21 N27$.

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	594.00	SF	5.20	5.20	100	2007	2007	3	88	2,718	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2007	2007	3	88	275	

LAND DESCRIPTION

TOTAL OB/XF 2,993

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 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS