LOT 48
IN OR 1620/1157
THE HIDEAWAY #3 REPLAT

BLACKWELL BRANDON J
86254 VENETIAN AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0048-0000

BUILDING CHARACTERISTICS

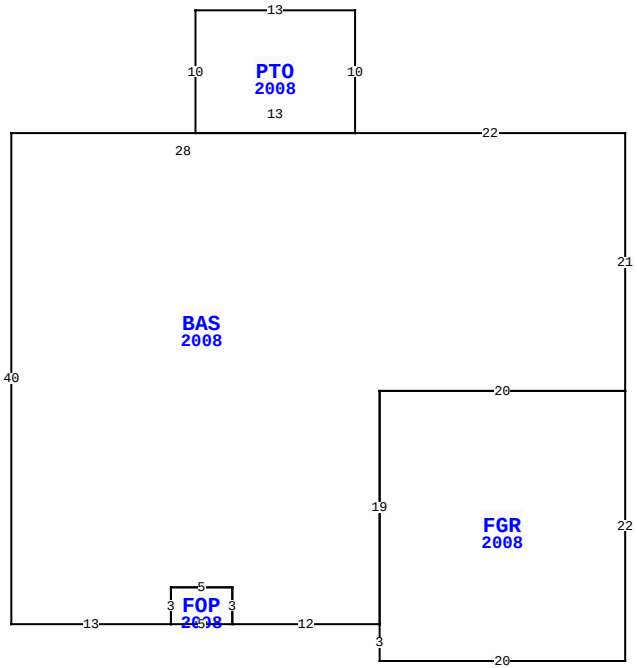
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,605	100	1,605	170,558
FGR	440	55	242	25,717
FOP	15	30	4	425
PTO	130	5	6	638
TOTALS	2,190		1,857	197,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	120.4763	114.45	212,534	2008	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2010 Heated Area: 1605 HX Base Yr 2010



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

86254 VENETIAN AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,338
TOTAL MARKET OB/XF VALUE		3,124
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,462
SOH/AGL Deduction		119,448
ASSESSED VALUE		131,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,014
TOTAL JUST VALUE		250,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009326	REMODEL	3,526	08/31/2021
C21048	CO ISSUED	0	04/13/2009
M13680	3 TON UNIT	0	03/01/2008
R11015	REPAIR/RRF	15,000	02/01/2008
P13023	OTHER	0	02/01/2008
B21048	NEW CONSTR	175,900	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1620/1157	6/01/2009	WD	Q	I	01	148,500
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: BLACKWELL BRANDON J						
1546/0301	1/14/2008	WD	U	V	19	40,000
GRANTOR: ONE AND THREE ACQUISI						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 PTO=[YR=2008] N10 W13 S10 E13$ W28 S40 E13 FOP=[YR=2008] E5 N3 W5 S3$ N3 E5 S3 E12 FGR=[YR=2008] S3 E20 N22 W20 S19$ N19 E20 N21$.

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	474.00	SF	6.50	6.50	100	2008	2008	3	89	2,742	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2008	2008	3	89	382	

LAND DESCRIPTION

TOTAL OB/XF 3,124

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