LOT 51
THE HIDEAWAY #3 REPLAT
PB 7/313

HERNANDEZ JUAN/HERNANDEZ DARIANNY
86222 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0051-0000

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 70
Interior Floo	08	SHT VINYL 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

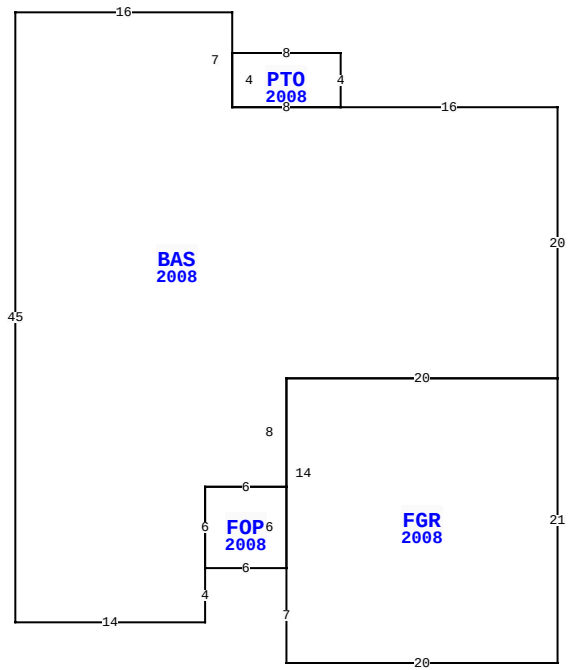
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1,212	138,669
FGR	420	55	231	26,429
FOP	36	30	11	1,259
PTO	32	5	2	228
TOTALS	1,700		1,456	166,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	130.2030	123.69	180,093	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1212 HX Base Yr 2024



86222 VENETIAN AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,586
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		219,246
SOH/AGL Deduction		0
ASSESSED VALUE		219,246
TOTAL EXEMPTION VALUE	HX HB WX DX	60,000
BASE TAXABLE VALUE		159,246
TOTAL JUST VALUE		219,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13628	MECH OTHER	0	02/01/2008
C20953	CO ISSUED	170,000	01/01/2008
R10963	REPAIR/RRF	4,000	01/01/2008
P12983	OTHER	0	01/01/2008
B20953	NEW CONSTR	170,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2665/786	9/01/2023	QC	U	I	11	100
GRANTOR: HERNANDEZ DARIANNY						
GRANTEE: HERNANDEZ JUAN						
2189/1990	4/15/2018	QC	U	I	11	100
GRANTOR: HERNANDEZ JUAN & CELI						
GRANTEE: HERNANDEZ DARIANNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 PTO=[YR=2008] N4 W8 S4 E8$ W8 N7 W16 S45 E14 N4 FOP=[YR=2008] E6 FGR=[YR=2008] S7 E20 N21 W20 S14$ N6 W6 S6$ N6 E6 N8 E20 N20$.

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	511.00	SF	5.20	5.20	100	2008	2008	3	89	2,365	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2008	2008	3	89	295	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS