LOT 57
IN OR 2028/630
THE HIDEAWAY #3 REPLAT

PICKREN BRENNAN E & COURTNEY L
86148 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 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

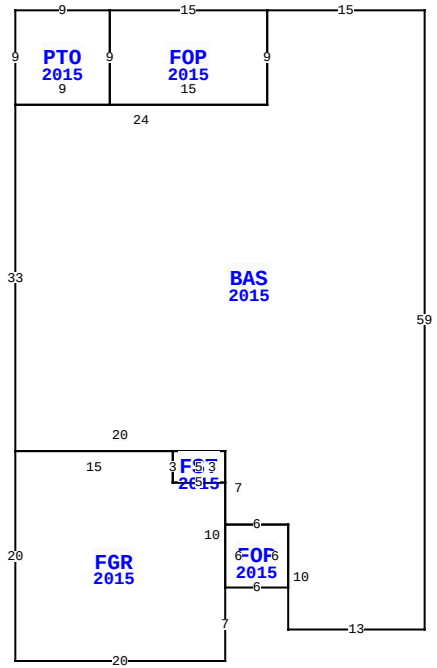
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	1,685	196,554
FGR	385	55	212	24,730
FOP	36	30	11	1,283
FOP	135	30	40	4,666
FST	15	55	8	933
PTO	81	5	4	467
TOTALS	2,337		1,960	228,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	127.2383	120.88	236,925	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1685 HX Base Yr 2017



86148 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		228,633
TOTAL MARKET OB/XF VALUE		5,639
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		284,272
SOH/AGL Deduction		104,155
ASSESSED VALUE		180,117
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,117
TOTAL JUST VALUE		284,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530718	NEW CONSTR	209,120	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/0630	2/10/2016	WD	Q	I	01	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PICKREN BRENNAN E &						
1893/0050	12/05/2013	SW	U	V	37	128,800
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] W15 PTO=[YR=2015] W9 S9 E9 N9$ S9 E15 N9$ S9 W24 S33 FGR=[YR=2015] S20 E20 N7 FOP=[YR=2015] E6 N6 W6 S6$ N10 FST=[YR=2015] N3 W5 S3 E5$ W5 N3 W15$ E20 S7 E6 S10 E13 N59$.

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	14	3	42.00	SF	6.50	6.50	100	2015	2015	3	95	259	
2	0811	CONCRETE B	0	100	0	0	474.00	SF	5.20	5.20	100	2015	2015	3	95	2,342	
3	0855	CONC PAVER	0	100	0	0	310.00	SF	10.00	10.00	100	2019	2019	3	98	3,038	

LAND DESCRIPTION

TOTAL OB/XF 5,639

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/03/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS