

LOT 58
IN OR 2150/263
THE HIDEAWAY #3 REPLAT

TUCKER CHRISTOPHER M & CANDICE
86134 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4371-0058-0000



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 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	1,560	100	1,560	172,698
FGR	508	55	279	30,887
FOP	12	30	4	443
FOP	130	30	39	4,317
TOTALS	2,210		1,882	208,344

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	0	0	0	475.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	

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	0	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,882	123.9700	117.77	221,643	2010	2010	0	0	6.00	94.00
1 SINGLE FAM - 0% - 0 Heated Area: 1560 HX Base Yr											
86134 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		208,344	
TOTAL MARKET OB/XF VALUE		3,360	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		261,704	
SOH/AGL Deduction		17,238	
ASSESSED VALUE		244,466	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,466	
TOTAL JUST VALUE		261,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23602	CO ISSUED	0	03/11/2011
E22681	ELEC OTHER	0	06/01/2010
M15387	H/AC	0	06/01/2010
B23602	NEW CONSTR	175,036	05/01/2010
P14291	OTHER	0	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2150/0263	10/04/2017	WD	Q	I	01
GRANTOR: YARBROUGH TIMOTHY W &					
GRANTEE: TUCKER CHRISTOPHER					
1729/0832	3/16/2011	WD	U	I	35
GRANTOR: PERFECT FIT BUILDERS					
GRANTEE: YARBROUGH TIMOTHY W					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010]	W17	FOP=[YR=2010]	N10	W13	S10	E13\$	W33	S26			
FGR=[YR=2010]	S24	E20	N26	W14	S2	W6\$	E6	N2	E14	S12	E11
FOP=[YR=2010]	E4	N3	W4	S3\$	N3	E4	S3	E15	N36\$		