LOT 62
THE HIDEAWAY #3 REPLAT
PB 7/313

LAND & SEA RETREATS LLC
86089 RED HOLLY PL
YULEE, FL 32097

2024

42-2N-27-4371-0062-0000

BUILDING CHARACTERISTICS

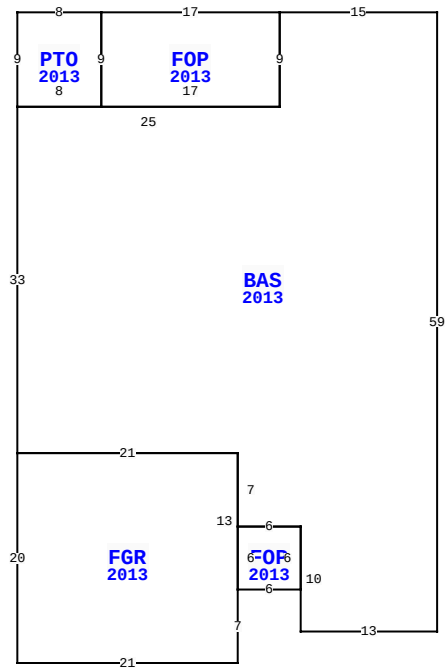
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,718	100	1,718	200,292
FGR	420	55	231	26,931
FOP	36	30	11	1,282
FOP	153	30	46	5,362
PTO	72	5	4	466
TOTALS	2,399		2,010	234,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	128.7034	122.27	245,763	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 1718 HX Base Yr



86090 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	234,335
TOTAL MARKET OB/XF VALUE	2,464
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	286,799
SOH/AGL Deduction	8,489
ASSESSED VALUE	278,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,310
TOTAL JUST VALUE	286,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327624	CO ISSUED	0	01/09/2014
B1327624	NEW CONSTR	205,318	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1763	10/12/2021	WD	Q	I	01	296,000
GRANTOR: LANDERS DARRELL W JR						
GRANTEE: LAND & SEA RETREATS						
1914/1712	4/17/2014	WD	Q	I	01	173,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LANDERS DARRELL W J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2013] W17 PTO=[YR=2013] W8 S9 E8 N9 $ S9 E17 N9 $ S9 W25 S33 FGR=[YR=2013] S20 E21 N7 FOP=[YR=2013] E6 N6 W6 S6 $ N13 W21 $ E21 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	0811	CONCRETE B	0	0	0	0	504.00	SF	5.20	5.20	100	2013	2013	3	94	2,464	

LAND DESCRIPTION

TOTAL OB/XF 2,464

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS