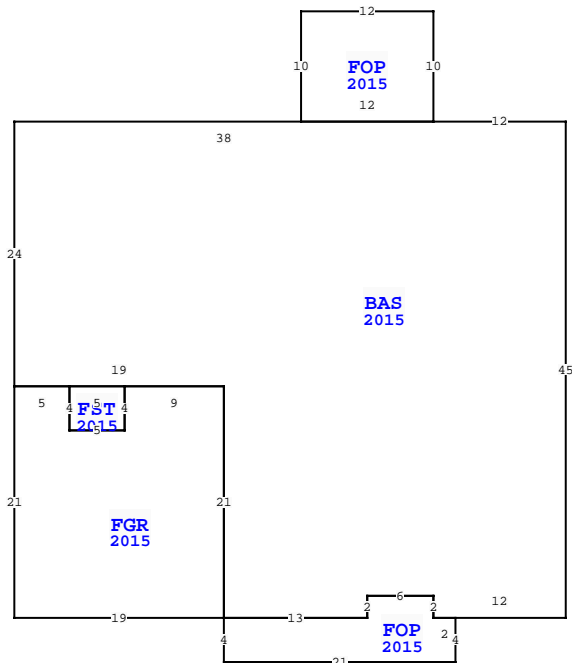




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,123	126.1113	119.81	254,357	2015	2015	0	0	0	3.65	96.35
1 SINGLE FAM - 0% - 0 Heated Area: 1839 HX Base Yr												



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	1,839	100	1,839	212,289
FGR	379	55	208	24,010
FOP	96	30	29	3,347
FOP	120	30	36	4,156
FST	20	55	11	1,270
TOTALS	2,454		2,123	245,073

EXTRA FEATURES																
L N	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	580.00	SF	5.20	5.20	100	2015	2015	3	95	2,865	
2	0811	CONCRETE B	0	0	21	63.00	SF	5.20	5.20	100	2015	2015	3	95	311	

86076 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	245,073			
TOTAL MARKET OB/XF VALUE	3,176			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	298,249			
SOH/AGL Deduction	19,245			
ASSESSED VALUE	279,004			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	279,004			
TOTAL JUST VALUE	298,249			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	277,059			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529781	CO ISSUED	0	07/10/2015
B1529781	NEW CONSTR	228,548	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1612	8/24/2017	WD Q	Q	I	01	208,000
GRANTOR: MILLER RICHARD A & JA						
GRANTEE: DIDOMENICO PAUL F &						
1996/0026	7/30/2015	WD Q	Q	I	01	183,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILLER RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W12 FOP=[YR=2015] N10 W12 S10 E12 \$ W38 S24 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S4 E21 N4 W2 N2 W6 S2 W13 \$ N21 W9 FST=[YR=2015] W5 S4 E5 N4\$ S4 W5 N4 W5 \$ E19 S21 E13 N2 E6 S2 E12 N45 \$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								