

LOT 66
THE HIDEAWAY #3 REPLAT
PB 7/313

TOLIS ADELINE/TOLIS ARTHUR T
86040 VENETIAN AVENUE
YULEE, FL 32097

2024

42-2N-27-4371-0066-0000



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	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,254	100	1,254	150,125
BAS	238	100	238	28,493
FGR	438	55	241	28,852
FOP	95	30	28	3,352
USP	280	30	84	10,056
TOTALS	2,305		1,845	220,879

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	470.00	SF	6.50	6.50	100	2008
2	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	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	1,845	134.7800	128.04	236,234	2008	2010	0	0	6.50	93.50
1 SINGLE FAM - 100% - 2013 Heated Area: 1492 HX Base Yr 2013											

86040 VENETIAN AVE, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
470.00	SF	6.50	6.50	100	2008	2008	3	89	2,719		
48.00	SF	6.50	6.50	100	2008	2008	3	89	278		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,879	
TOTAL MARKET OB/XF VALUE		2,997	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		273,876	
SOH/AGL Deduction		128,898	
ASSESSED VALUE		144,978	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		94,978	
TOTAL JUST VALUE		273,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000775	ADDITION	5,000	01/25/2021
B200042	ADDITION	28,900	01/03/2020
M13801	MECH OTHER	0	05/01/2008
C21242	CO ISSUED	0	04/01/2008
P13142	OTHER	0	04/01/2008
E20720	ELEC OTHER	1,800	04/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2724/1143	7/08/2024	WD	Q	I	01
GRANTOR: CARTER KELAN M					
GRANTEE: TOLIS ADELINE					
2470/0545	6/11/2021	QC	U	I	11
GRANTOR: CATER KELAN M					
GRANTEE: CARTER KELAN M					

BUILDING NOTES											
BAS=[YR=2008;ORIG=0,0] W17 W20 W3 S36 E19 N6 E1 N3 E20 N27 \$											
FGR=[YR=2008;ORIG=-21,41] S7 E21 N21 W20 S3 W1 S11 \$											
BAS=[YR=2020;ORIG=0,0] N14 W17 S14 E17 \$											
USP=[YR=2021;ORIG=-17,0] N14 W20 S14 E20 \$											
FOP=[YR=2008;ORIG=-40,36] S5 E19 N5 W19 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	