LOT 68
THE HIDEAWAY #3 REPLAT
PB 7/313

BAF ASSETS 4 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2024

42-2N-27-4371-0068-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

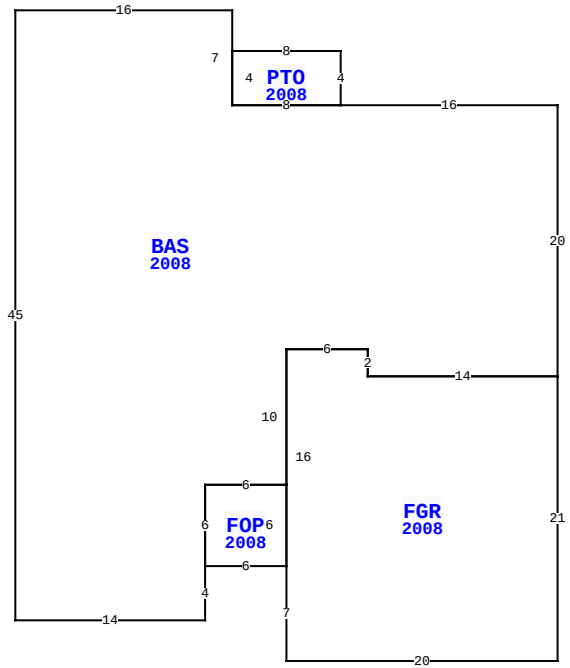
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	149,051
FGR	432	55	238	29,562
FOP	36	30	11	1,366
PTO	32	5	2	249
TOTALS	1,700		1,451	180,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	141.3465	134.28	194,840	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1200 HX Base Yr



86027 VENETIAN AVE, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	180,227
TOTAL MARKET OB/XF VALUE	3,101
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	233,328
SOH/AGL Deduction	0
ASSESSED VALUE	233,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,328
TOTAL JUST VALUE	233,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13821	MECH OTHER	0	05/01/2008
C21243	CO ISSUED	0	04/01/2008
P13143	OTHER	0	04/01/2008
E20719	ELEC OTHER	1,800	04/01/2008
R11135	REPAIR/RRF	6,000	04/01/2008
B21243	NEW CONSTR	150,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/0036	2/25/2022	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 4 LLC						
2472/1378	6/18/2021	WD	Q	I	01	220,000
GRANTOR: WOODRUFF TAYLER L & J						
GRANTEE: BAF 3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 PTO=[YR=2008] N4 W8 S4 E8$ W8 N7 W16 S45 E14 N4 FOP=[YR=2008] E6 FGR=[YR=2008] S7 E20 N21 W14 N2 W6 S16$ N6 W6 S6$ N6 E6 N10 E6 S2 E14 N20$.

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	0	0	0	488.00	SF	6.50	6.50	100	2008	2008	3	89	2,823	
2	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2008	2008	3	89	278	

LAND DESCRIPTION

TOTAL OB/XF 3,101

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS